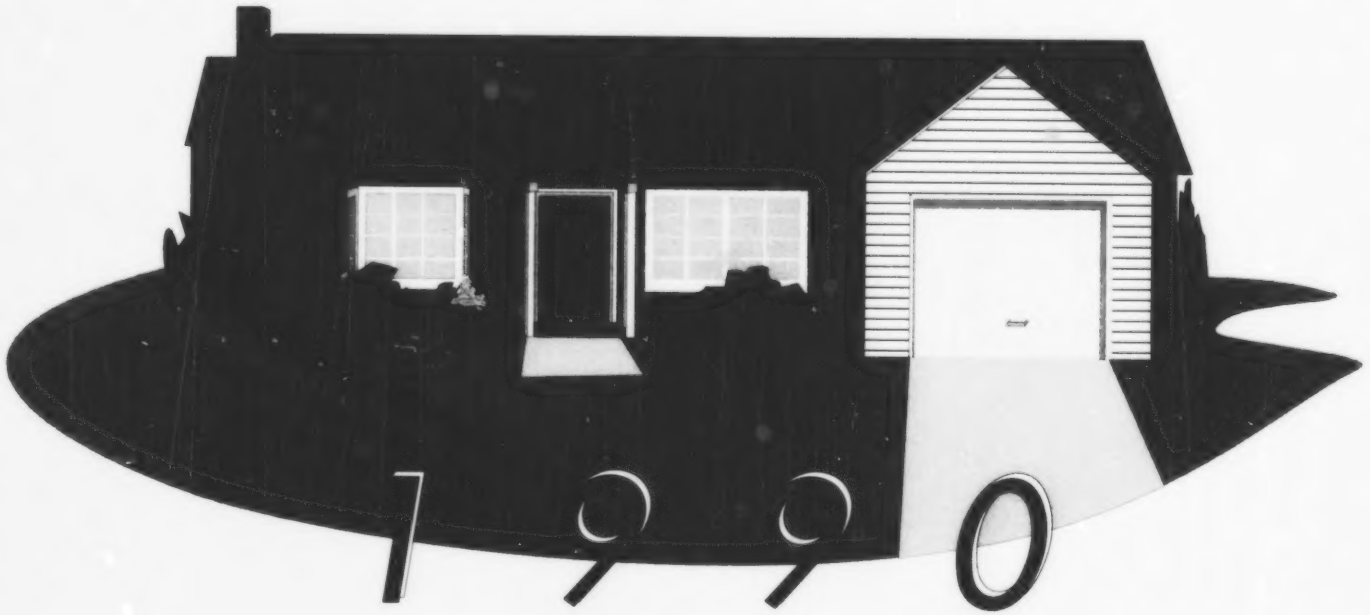
ANNUAL HOUSING REVIEW



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Regional Municipality of Ottawa-Carleton
Planning Department
December, 1991

92-03081/

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Introduction

On 9 January, 1985, Regional Council adopted a recommendation directing planning staff to prepare annual reviews of housing activities and report on progress towards the achievement of targets set in the Regional Housing Statement Update (RHSU).

This, the seventh annual housing review, reports on housing activity in the RMOC in 1990. The report is descriptive; no changes in Regional housing policy are proposed.

A complete update of the 1985 Regional Housing Statement was prepared in 1990 and adopted by Council on October 9, 1991.

Summary

Residential Land Supply

- At the end of 1990 there was a 13.0-year supply of vacant residential land — exceeding the requirement in the Provincial Land Use Planning for Housing policy of a 10-year supply. The supply of land with draft approved and registered plans was 4.7 years, based on the 10-year demand forecast, which exceeds the objective in the Regional Official Plan of a 2-year supply. Council's objective of having a minimum 10-year supply of serviced land, as specified in the Official Plan, was very nearly met in 1990 with a 9.9-year supply serviced with regional trunk sewers and water mains.

Rental Housing

- 1990 saw an increase in rental starts — 1,122 — up from the six-year low of 519 for 1989. Rental completions, however, decreased in 1990 to 878 units, the lowest level recorded since 1985. The target of 2,150 units per year to meet new demand and an additional 750 units per year to increase the vacancy rate to 3% was not met. The vacancy rate continued in the pattern of the last few years, rising to around 2% in the spring (1.9% in April 1990) and then dropping in October (0.5% in October 1990).
- The increase in average rents in 1990 was 5.2% — above last year (3.8%) and above the rent review guideline for 1990 (4.6%).

Assisted Housing

- There were 284 assisted housing completions in 1990, a level below those for most of the last six years. Assisted housing starts totalled 522 units, a return to normal levels after a low of 114 in 1989. The low level of completions for 1990 likely reflects the low level of starts for 1989. Project delays for units approved in the 1989 allocation contribute to the increase in starts for 1990, along with a 1990 allocation of 899 units. The need for assisted housing as indicated by the number of applicants on the Ottawa-Carleton Regional Housing Authority's waiting list remained strong and was up slightly at the end of 1990 compared with the end of 1989.

Ownership Housing

- The target of 2,650 ownership completions per year has been exceeded for the seventh year with 4,359 units completed in 1990. Ownership housing starts were down for 1990, compared with the previous four years. The average selling price of homes (according to MLS listings) was up by 2.9% in 1990 to $141,438, with attached housing having the greatest increase. The price of new detached and semi-detached homes increased 7.1% in 1990 to an average of $228,159. Due to these increases in house prices and higher average mortgage rates, the cost of home ownership increased by 9.7% or about 5% in real terms, ie. less inflation.

Government Initiatives

- A Provincial evaluation of the Portable Living Units for Seniors (PLUS) demonstration project recommended the government facilitate the use of these units, also known as "granny flats".

- The RMOC Social Services Department funded a new youth emergency shelter and moved two of its emergency shelters from one temporary location to another. A report on residential and support services for single and at risk women was adopted by Regional Council.

- The RMOC Planning Department began the Regional Housing Statement Update, which identifies the Region's housing requirements for 1991 to 1996 and establishes Regional housing policy for the period. Seven papers on a variety of issues were prepared as a basis for consultation with area municipalities, home builders, and other parties.

The Outaouais

- The Outaouais accounted for 41% of all starts in the Ottawa-Hull CMA in 1990, but remains a distinctly separate market from the RMOC. For example, newly completed single-detached and semi-detached houses in the Hull CMA were less than half the price of new units in the RMOC. Further, rents are up to 28% lower in the Hull CMA than in the RMOC, depending on the size of the unit.

PART I - Production Targets

The Regional Housing Statement Update (RHSU, May, 1985) established production targets for several categories of housing for the five-year period from 1984 to the end of 1988. The targets were based on a medium projection of population growth (1981 fertility rates and average net migration of +3,800 annually) and used 1981 household formation rates.

A complete update of the RHSU was adopted by Council in October 9, 1991, and includes specific targets beginning in 1991. The targets used for 1990 are based on the 1985 RHSU.

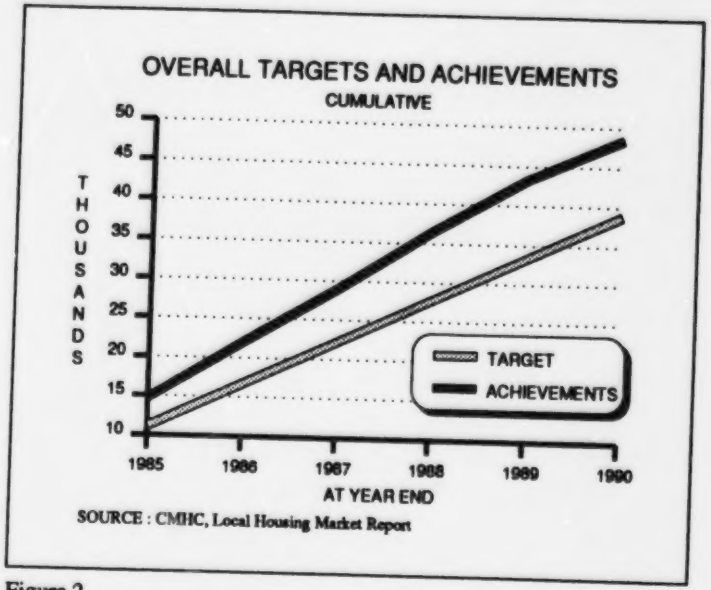
Overall Production Target

The RHSU established an overall production target of 27,750 over the five-year projection — an average of 5,550 units per year. This annual average target was not surpassed in 1990 with 5,237 completions. A total of 48,455 units has been completed since 1984 for an average of 6,922 units per year.

Housing Orientation Target

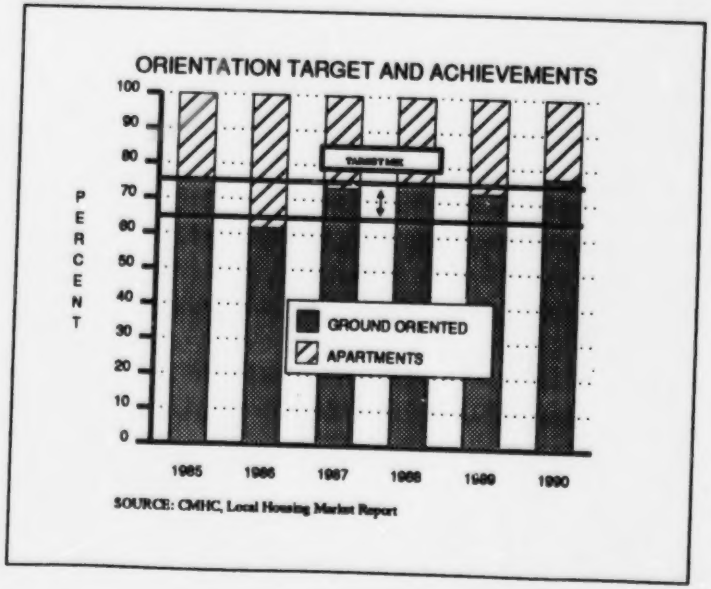
To meet the needs of both family and non-family households, the RHSU recommended that 65% to 75% of new dwellings should be ground-oriented and 25% to 35% of new dwellings should be non-ground-oriented (apartments). The percentage in 1990 was 77.5% ground-oriented and 22.5% non-ground oriented. Over the last seven years, 72% of new units have been ground-oriented and 28% have been apartments.

Figure 1



SOURCE : CMHC, Local Housing Market Report

Figure 2

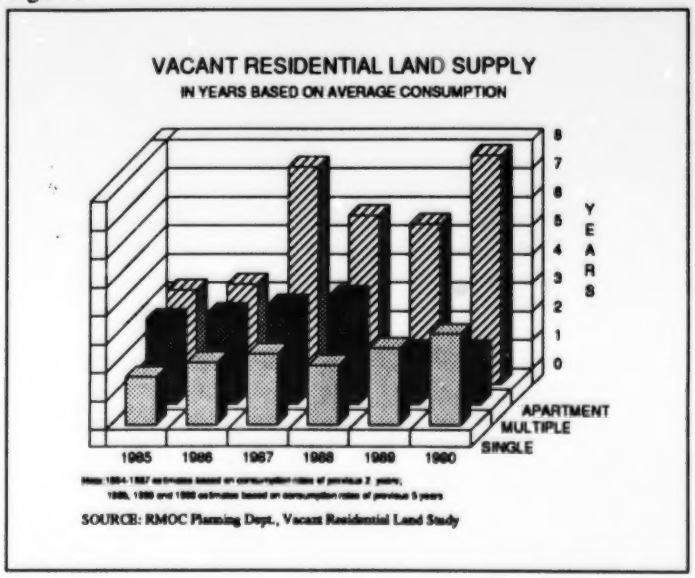


SOURCE: CMHC, Local Housing Market Report

Land Supply Target

To ensure an adequate supply of land for housing, the RHSU established a target of a minimum of a two-year supply of residential land in the development process (registered or draft approved plans). At the end of 1990 there was a 4.5-year supply of land in registered and draft approved plans, based on the average building rate and mix of development during the previous five years. This total comprises a 3.2-year supply of land for single-detached units, a 2.4-year supply for semi-detached units, a 2.3-year supply of land for multiples, and a 8.0-year supply of land for apartments. However, 28.4% of registered land and draft approved land is for "mixed" units (more than one type), and therefore the effective supply likely exceeds the two-year objective for all types.

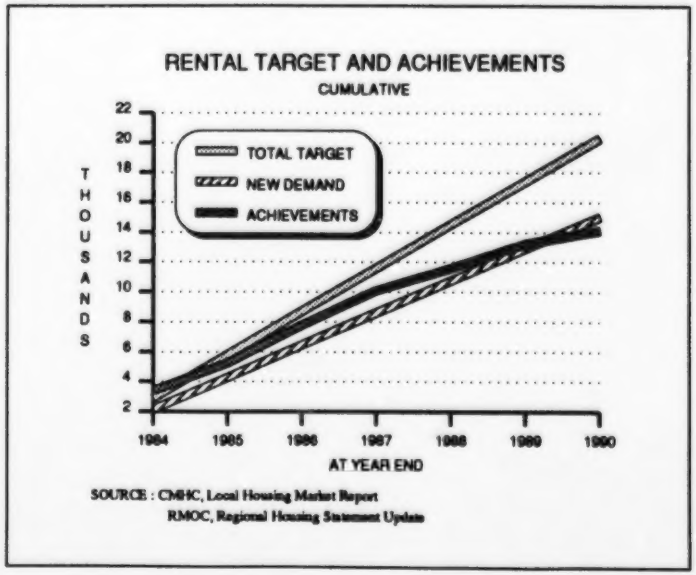
Figure 3



Rental Target

The rental target of 2,900 units per year established in the RHSU consists of two parts: 2,150 units per year to meet new demand, and 750 units per year to increase the vacancy rate to 3%. In 1990 there were 878 rental units completed. This falls short of the target and the projected requirement to meet new demand. In total, 14,140 rental units have been completed since 1984. This is short of the seven-year target of 20,300, but exceeds the projected requirement of 15,050 units to meet new demand.

Figure 4



Assisted Housing Target

The RHSU set a target for the production of assisted housing at 800 units per year, for a seven-year total of 5,600 units. Since 1984, a total of 3,274 assisted housing units have been completed. This target was based on the need for rent-geared-to-income (RGI) subsidized units and assumed that about 25% of new family units and 50% of new seniors units would be RGI units, with the remaining units being rented at market rent levels. The target level of production would therefore result in about 200-250 RGI units per year.

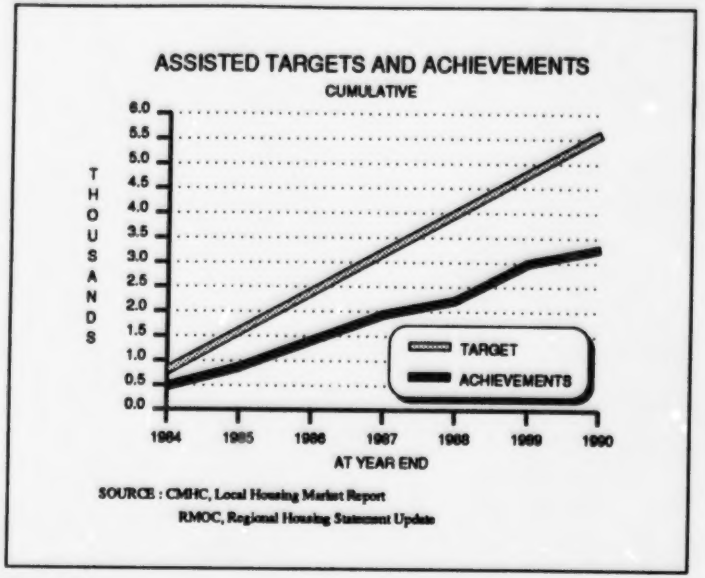
In 1990 there were 284 assisted housing completions, down dramatically from the 757 completions recorded in 1989. Although this is short of the target, a larger proportion of units in each project is RGI than was previously the case, in accordance with the non-profit program introduced in 1986.

The exact number of RGI units that will result from 1990 completions is difficult to determine because under the new non-profit program, each project can have from 40% to 100% of its units RGI, depending on need and on the sponsoring organization's objectives. At a minimum, it can be estimated that 114 RGI units were completed in 1990.

Ownership Target

The target of 2,650 ownership units per year has been exceeded each year since the target was established. With the completion of 4,359 units in 1990, the seven-year total reached 34,950 units, surpassing the target by 16,400 units.

Figure 5



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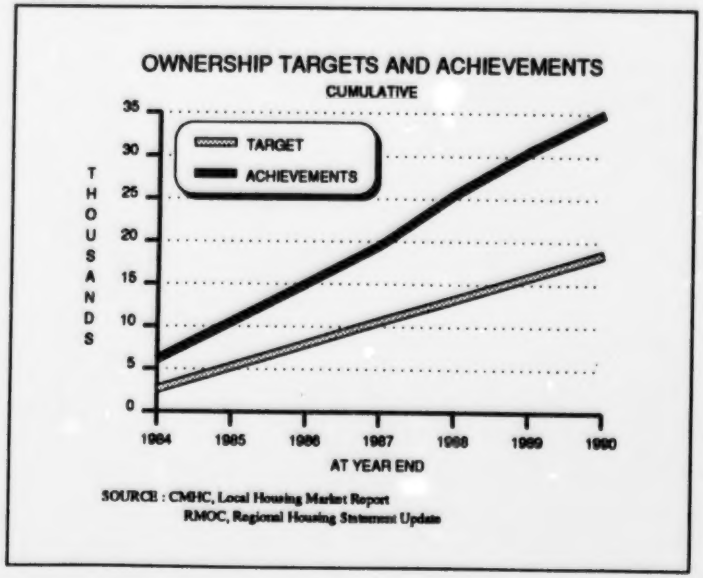


PART II - Population and Economy

Population

The year end population of Ottawa-Carleton was 658,789, according to Provincial Assessment data. This is up 12,254 (1.9%) from the 1989 year end figure.

Recent population projections for Ottawa-Carleton estimate an average annual increase of 10,378 persons from 1991 to 1996.

Migration

Migration data for 1989-90 are not yet available. Data for 1988-89 indicate that net migration decreased in 1988-89 to 4,100 from 5,887 in 1987-88.

This decrease reflects decreases in net migration in the groups aged 0 to 17 years and 25 to 44 years, compared with 1987-1988. The number of net migrants aged 18 to 24 has remained relatively constant since 1984-1985 and comprised 41% of net migration in 1988-89.

Figure 7

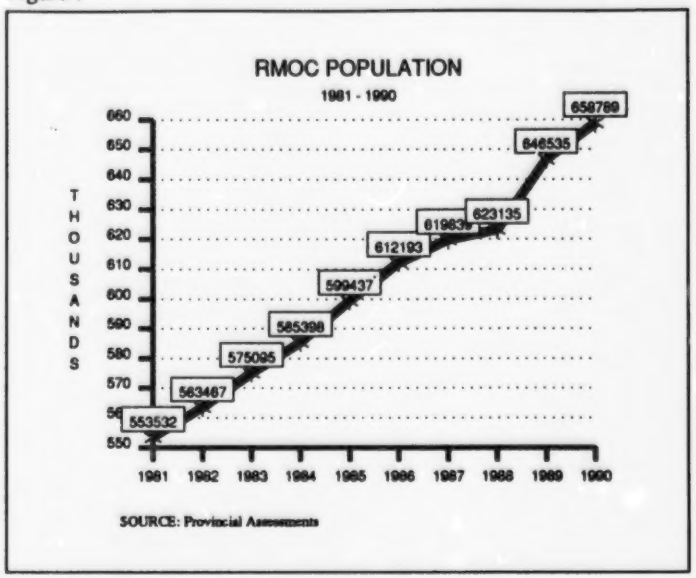
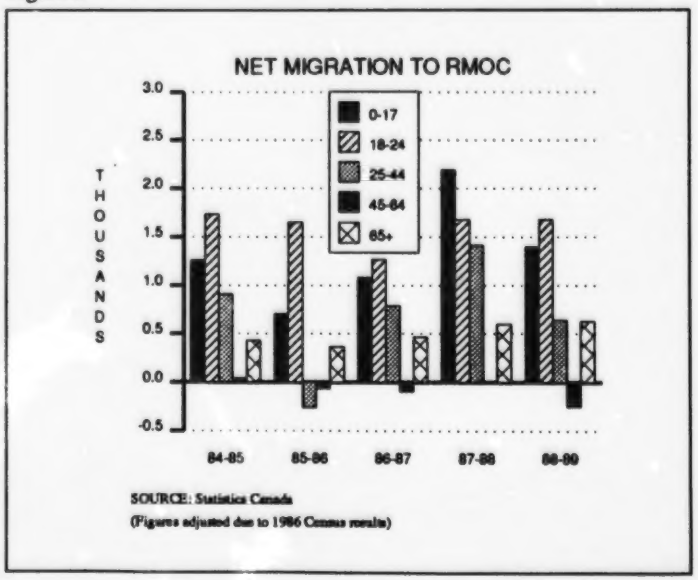


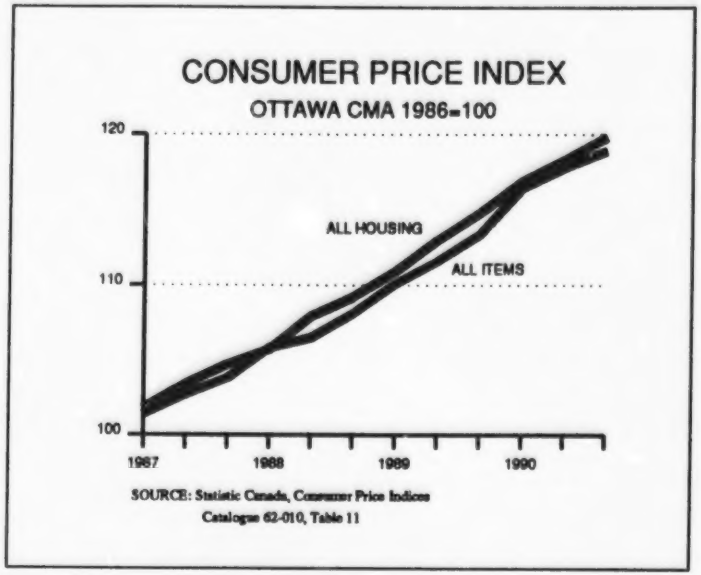
Figure 8



Inflation

The general rate of inflation (annual average percentage change in the Consumer Price Index) in the Ottawa CMA in 1990 was 4.7%, down by 0.3 points from 1989. The general rate for Canada in 1990 was 4.8%, down from 5.0% in 1989. The housing component of the consumer price index (CPI) was up by 4.5% in 1990, compared with increases of 4.1% in 1988 and 4.9% in 1989.

Figure 9

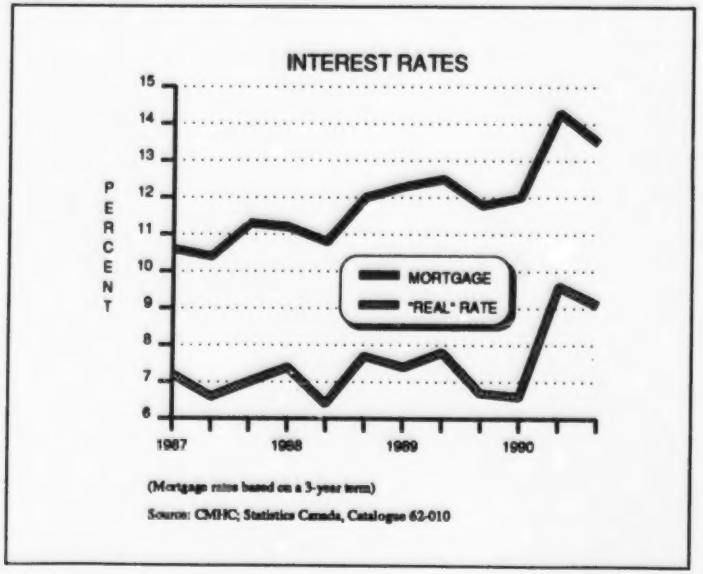


Mortgage Rates

On average, mortgage rates were higher in 1990 (13.3%) than they were in 1989 (12.2%). The real interest rate (i.e., the nominal rate minus the rate of inflation) was in the relatively high 7% range at the start of 1990 and finished in the 9% range at the end of the year.

Mortgage interest rates increased and then fell during the course of 1990. After reaching a peak of 14.27% in May 1990, rates dropped to 12.6% in December.

Figure 10

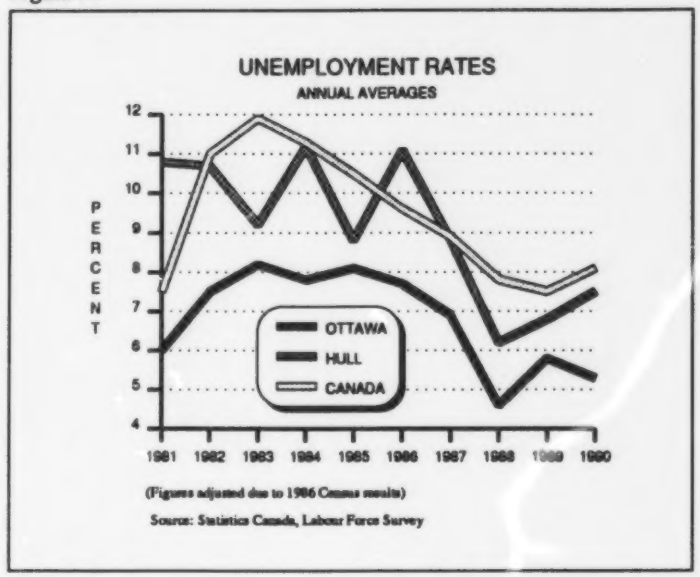


Employment and Unemployment

The Statistics Canada Labour Force Survey indicated an increase of 6,000 in the employed labour force between 1989 and 1990, to a total of 355,000 in 1990. The total labour force increased to 375,000 in 1990 from 370,000 in 1989.

The unemployment rate decreased to 5.3% in 1990 from 5.8% in 1989. The unemployment rate for Canada increased to 8.1%, leaving Ottawa-Carleton's rate 2.8 percentage points lower than the national rate.

Figure 11



PART III - Government Initiatives

Provincial Initiatives

Non-profit housing production through 1990, a provincial election year, continued under Homes Now and the Federal/Provincial non-profit program.

An evaluation of the Portable Living Units for Seniors (PLUS) or granny flat demonstration project was completed in 1990 and recommended that the government facilitate the use of granny flats, without a commitment to deliver or administer them at this time. The demonstration project began in 1984, when 12 granny flats were built in Ottawa-Carleton, Sudbury Region, and the City of Waterloo. A granny flat is a small, self-contained unit installed temporarily on the same lot as a home occupied by a relative or friend.

The evaluation found that the units are technically feasible and are highly satisfactory to occupants and their host families, municipal officials, and most neighbours. Interest in the units has been keen throughout Ontario and in other provinces. CMHC and the Canadian Manufactured Housing Institute have displayed model garden suites across Canada and a subsequent market survey for CMHC found widespread acceptance and consumer interest.

The provincial evaluation found that constraints to increased availability of granny flats include municipal planning regulations which inhibit installation of a second unit on a residential lot; administrative and legal complications between the host family, the granny flat occupant, and a third-party owner of the suite; the perception that the concept is somehow elitist because it is available only to seniors who have relatives with a suitable host property; and the lack of a marketplace for buyers and sellers to acquire and dispose of units.

Regional Government

RMOC Social Services Department

The RMOC Social Services Department provides subsidies for emergency shelters for single men and women, Domiciliary Hostels for the frail elderly or physically or psychiatrically disabled, and transition homes and alcohol and recovery homes. Social Services also operates two emergency shelters for families plus one emergency shelter for women.

Department activities in 1990 included funding a new emergency youth shelter and Regional Council adoption of a report on a residential and services system for homeless and at-risk single women. Building on the 1989 Strategic Plan for Homeless Singles, the report outlined a model for a comprehensive system of emergency shelters, supportive housing and services to aid at-risk and homeless women. Consultation with service providers and other interested parties concerning a more detailed plan for the system was ongoing through 1990, along with parallel work on a resideptial and services system for homeless men.

The new emergency youth shelter began operation in the spring of 1990, providing a total of 25 beds to homeless males aged 16 to 21 and females aged 16 to 24. RMOC subsidizes 23 beds and Childrens Aid subsidizes two. The shelter is operating on an interim basis in the Salvation Army building while the Social Services Department evaluates the program as a basis for planning a permanent program.

The Department also moved two of its emergency shelters from one temporary location to another. A family shelter and a women's shelter in a former police station in downtown Ottawa were moved to Cadboro Avenue in the east end of Ottawa in July 1990. The search for permanent, central sites for the shelters was ongoing through 1990.

In 1990 the number of emergency shelter beds for singles in Ottawa-Carleton totalled 299, including 255 for men and 44 for women. In addition, the Region provided a total of 47 units of emergency housing for families at two locations. The average monthly occupancy rate for all shelters increased to 94% throughout 1990, an increase from 77% in 1988 and 80% in 1989. The shelters for families, women and youth were virtually always full. Some of the overflow was accommodated in hotels or at the YM/YWCA, which provides a variable number of

beds for women and young men. The YM/YWCA prefers not to accept persons with psychiatric disabilities that require more support than it can provide.

A survey of four men's shelters in November, 1990, found that of the 683 men using the shelters during the month, 56% stayed for less than a week while 7% stayed for the entire month. A survey of single women using three shelters between November, 1989, and June, 1990, found that of the 203 women using the shelters, 48% stayed in the shelter for less than a week each time they entered a shelter and 23% stayed in the shelter for more than a month. About half of the beds in the three shelters were occupied by long-term residents.

The Social Services Department also supports seven day centres that help prevent homelessness by creating a supportive milieu for homeless and at-risk people. The Department also funds community services centres and some of these, such as Sandy Hill and Dalhousie, have developed health services that help at-risk individuals maintain themselves in the community.

Domiciliary Hostels provide permanent housing with some support for frail elderly persons and persons with physical or psychiatric disabilities. The average number of beds subsidized per month in 1990 was 797, an increase from 781 in 1989. The maximum per diem rate was $32.76, an increase from the 1989 maximum of $29.40.

RMOC Planning Department

Much of the Department's work on housing focused on the Regional Housing Statement Update, which identifies the Region's housing requirements for 1991 to 1996 and establishes regional housing policy for this period. While the update provides an opportunity to review current housing trends and needs within the Region, it also conforms to a provincial requirement that the initial Regional Housing Statement (prepared in 1985) be updated every five years.

In 1990, seven papers were prepared as a basis for discussion of such issues as residential intensification, housing affordability, and social housing. Consultation with area municipalities, the building industry and other parties interested in the background papers was ongoing through 1990, leading to preparation of the Regional Housing Statement Update in 1991.

The Department's two housing programs, Homelink and Match and Share, continued to provide services to a growing clientele through 1990. Homelink operates within a provincial program designed to refer physically disabled persons to accessible units. In 1990, Homelink received calls from 131 new clients and approximately 129 households were referred to 23 vacancies registered with the office. An inventory of 830 units that are accessible to some degree has been developed. During 1990, Homelink increased its educational activities with home builders and social housing providers to help increase production of accessible housing.

The Match and Share program matches people looking for housing with people who have extra space in their homes that they wish to share. At least one of the parties in a match must be a senior. In 1990 the program received 978 inquiries and requests for information and obtained 54 new listings of accommodation to share. The program made 42 matches, bringing the total matches since 1985 to 140.

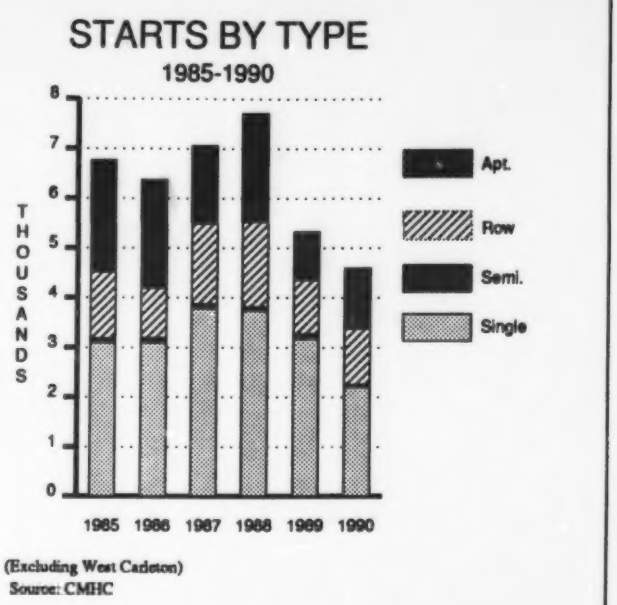
PART IV - Housing Markets

Housing Starts

Starts in 1990 totalled 4,602 units, a decrease of 14% from the 1989 level of 5,348.

Single-detached starts made up 48% of total starts in 1990 compared with 60% in 1989. The 31% decrease in singles and semis can be attributed to high mortgage rates and the economic slowdown. These factors likely also contributed to a decrease in starts for row and apartment units intended for freehold and condominium tenure. However, row and apartment starts increased overall because of a tripling of assisted housing starts in 1990 compared with 1989 levels, and a 50% increase in private rental starts.

Figure 12



(Excluding West Carleton)
Source: CMHC

TABLE 1

HOUSING STARTS BY TYPE - RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL
1985	3089	93	1335	2262	6779
1986	3090	110	992	2199	6391
1987	3991	100	1616	1578	7285
1988	3945	82	1706	2192	7925
1989	3176	109	1078	985	5348
1990	2195	66	1118	1223	4602

(data for West Carleton were included beginning in 1987)
SOURCE: CMHC, Local Housing Market Report

The share of total starts in RMOC in the urban municipalities (Ottawa, Vanier, Rockcliffe) increased to 36.9% in 1990 from 29.5% in 1989, with virtually all the urban starts occurring in Ottawa. Suburban municipalities (Gloucester, Nepean, Cumberland, and Kanata) experienced a decrease in their share, to 47% in 1990 from 53% in 1989. The share of the rural municipalities (Goulbourn, Osgoode, Rideau, West Carleton) was 16%. Goulbourn (primarily Stittsville) accounted for about 35% of the "rural" starts.

The housing stock at the end of 1990 stood at 267,757. About 57.8% of the stock is in the urban municipalities; 35.3% is suburban; and 6.9% is rural.

TABLE 3

1990 HOUSING STARTS BY TYPE BY MUNICIPALITY, RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL	PERCENT
OTTAWA	197	51	369	1080	1697	36.9%
GLOUCESTER	258	6	176	0	440	9.6%
NEPEAN	240	0	38	31	309	6.7%
CUMBERLAND	484	0	324	64	872	18.9%
KANATA	372	6	181	0	559	12.1%
RIDEAU and OSGOODE	281	2	0	0	283	6.1%
GOULBOURN	171	0	30	48	249	5.4%
VANIER	1	1	0	0	2	0.0%
ROCKCLIFFE	2	0	0	0	2	0.0%
WEST CARLETON	189	0	0	0	189	4.1%
TOTAL	2195	66	1118	1223	4602	100%

SOURCE: CMHC Starts, Completions and Under Construction Ledgers

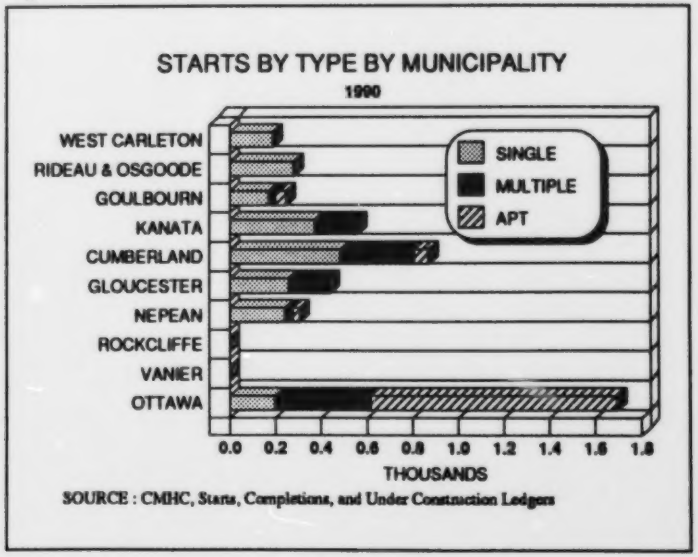
Table 2

Total Housing Stock
By Municipality 1990

	Total	Occupied	Vacant
Cumberland	12359	11950	409
Gloucester	32672	31811	861
Goulbourn	5319	5118	201
Kanata	11647	11356	291
Nepean	38003	37313	690
Osgoode	4494	4358	136
Ottawa	144779	138117	6662
Rideau	3865	3722	143
Rockcliffe Park	755	725	30
Vanier	8984	8701	283
West Carleton	4880	4644	236
Total	267757	257815	9942

Source: Provincial Assessment
Note: Seasonal dwellings, farms without residences air bases not included

Figure 13



SOURCE : CMHC, Starts, Completions, and Under Construction Ledgers

Land Supply

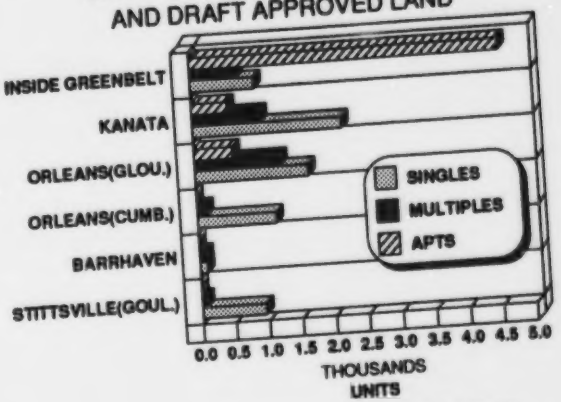
At the end of 1990, the supply of vacant residential land was sufficient for about 13 years of consumption, based on the 1990-2000 demand forecast. This supply, which includes vacant lands with or without development plans, exceeds the requirement in the provincial policy on Land Use Planning for Housing that at least a 10 -year supply of residential land be maintained.

An objective of the Regional Official Plan (1989) is to maintain at least a two-year supply of land in draft approved and registered plans of subdivision. At the end of 1990 there was a 4.7-year supply of vacant land with draft approved or registered plans, based on the 10 -year demand forecast. The forecast does not provide a breakdown by unit type, but based on consumption rates over the last five years, there was a total supply of 4.5 years, as follows: 3.2 years for singles; 2.4 years for semis; 2.3 years for multiples; and 8.0 years for apartments. Twenty-eight percent of registered and draft approved land is for "mixed" units (more than one type). Supply for all types exceeds the two-year objective.

A second objective in the Official Plan is to maintain a minimum of a 10-year supply of land with trunk services. Based on the 10-year demand forecast, there was a 9.9-year supply of land with capacity available in both sewer and water mains.

(For more details, see "Vacant Urban Residential Land Survey 1990 Update", RMOC Planning Department.)

Figure 14



SOURCE : RMOC Planning Deptartment, Vacant Residential Land Study

Table 4
Supply of Registered and Draft Approved Land by Unit Potential and Total Area
1990

	Singles	Multiples	Apartment	Mixed	Total Units	Total Hectares
Inside Greenbelt	971	707	4622	1289	7589	122.3
Kanata	2236	1032	544	4566	8378	313.9
Orleans (Glouc.)	1696	1287	586	0	3569	135.2
Orleans (Cumb.)	1181	146	0	636	1963	67.9
Barrhaven	111	102	0	805	1018	41.5
Leitrim	0	0	0	0	0	0
Stittsville (Goul.)	962	76	0	300	1338	101.9
Total	7157	3350	5752	7596	23855	782.7

Source: Vacant Urban Residential Land Survey, RMOC Planning Department 1990

Rental Market

Rental Construction

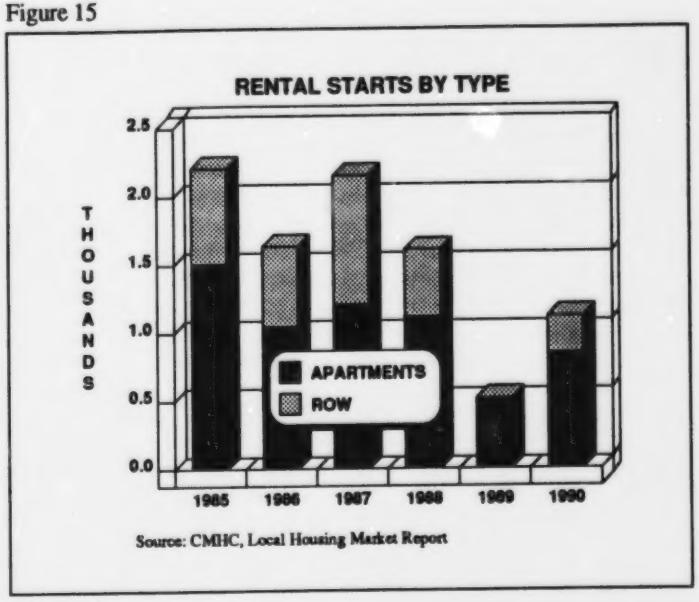
Rental starts increased sharply in 1990 to 1,122 units from 519 units in 1989, largely because of assisted housing starts, although private rental starts also increased. Rental units made up about 24% of starts in 1990 compared with 10% in 1989. Most of the Region's rental starts were in the City of Ottawa (65%) with Gloucester accounting for 13%. Of the 1,122 rental starts, 522 (47%) were in assisted rental projects, including municipal non-profit, private non-profit, and co-operatives. The remaining starts were privately initiated, for-profit projects. Assisted rental starts significantly increased from 1989, when 114 units were started, and marked a return in 1990 to the 500-plus range for starts typical of previous years.

Vacancy Rates

The apartment vacancy rate continued in the pattern of the last few years of rising at the April survey (1.9%) and falling at the October survey (0.5%). The rate in October 1990 was the lowest since 1984. (Figures represent vacancy rates for privately initiated structures of six units or more.) Between October 1981 and October 1985 vacancy rates were below 1.0%, and often close to zero percent. Rates for apartments since 1985 have been between 1% and 2%, with the exception of the October 1990 survey.

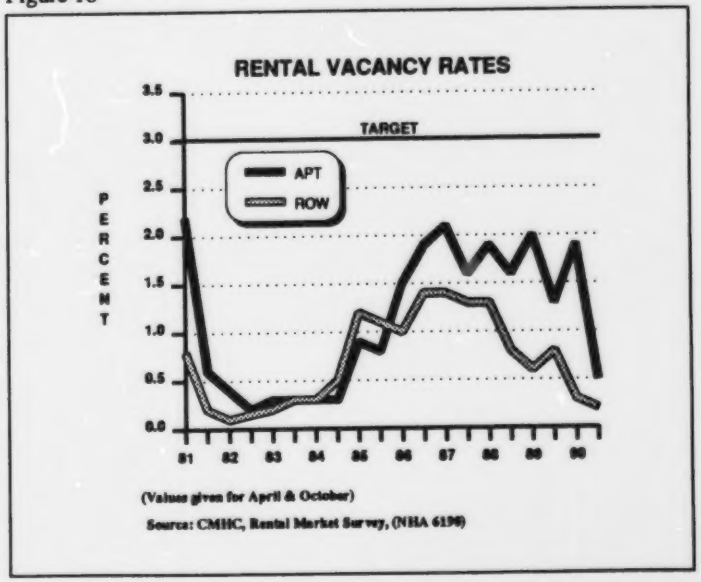
The vacancy rate in rental row units dropped off to 0.3% in April 1990 and 0.2% in October. The rental row vacancy rate fell below 1.0% in October 1988, after two years at 1.0% to 1.4%.

Figure 15



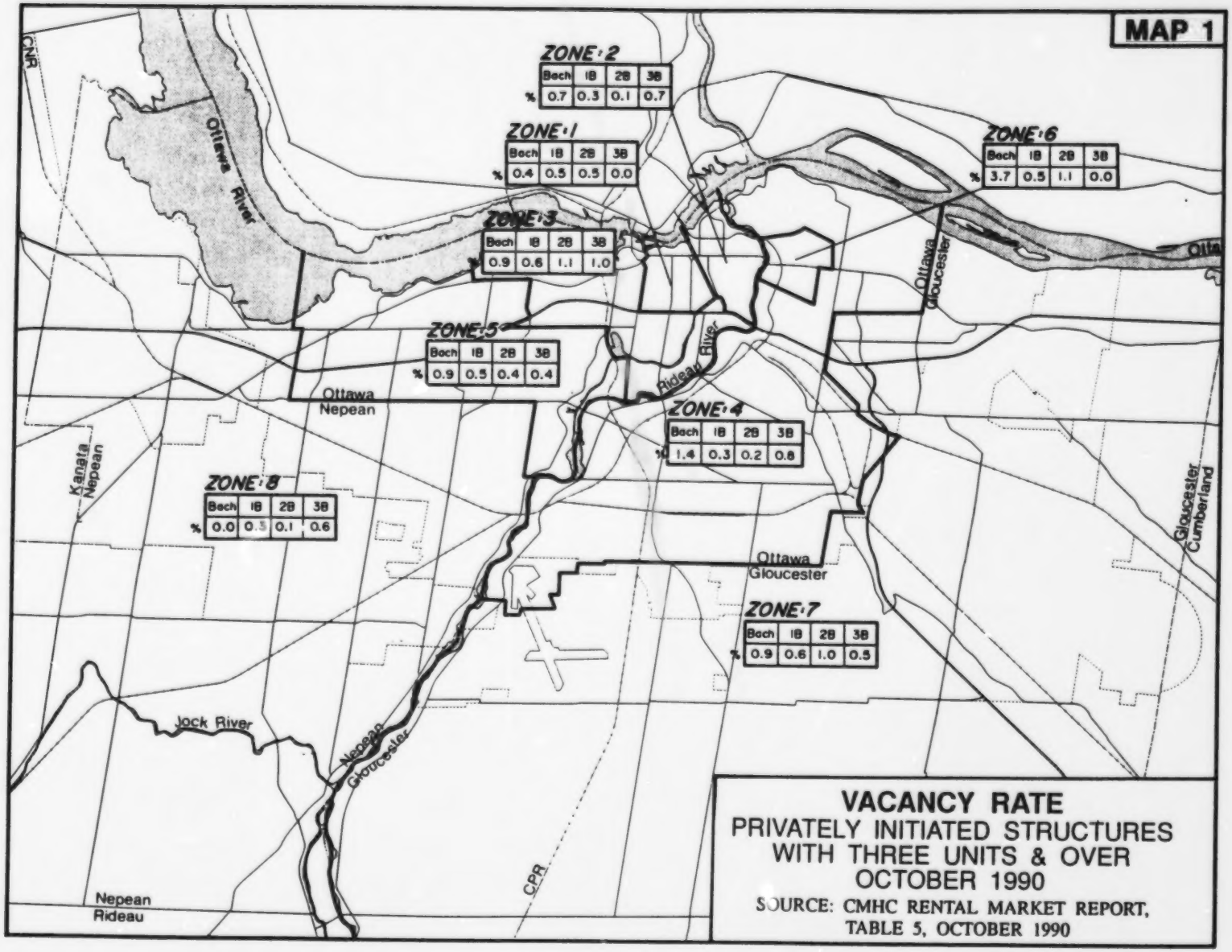
Source: CMHC, Local Housing Market Report

Figure 16



(Values given for April & October)

Source: CMHC, Rental Market Survey, (NHA 6139)


MAP 1
ZONE 2
Bach 1B 2B 3B
% 0.7 0.3 0.1 0.7
ZONE 1
Bach 1B 2B 3B
% 0.4 0.5 0.5 0.0
ZONE 6
Bach 1B 2B 3B
% 3.7 0.5 1.1 0.0
ZONE 3
Bach 1B 2B 3B
% 0.9 0.6 1.1 1.0
ZONE 5
Bach 1B 2B 3B
% 0.9 0.5 0.4 0.4
ZONE 4
Bach 1B 2B 3B
% 1.4 0.3 0.2 0.8
ZONE 8
Bach 1B 2B 3B
% 0.0 0.5 0.1 0.6
ZONE 7
Bach 1B 2B 3B
% 0.9 0.6 1.0 0.5
CNR
Ottawa River
Ottawa Gloucester
Rideau River
Ottawa Nepean
Kanata Nepean
Ottawa Gloucester
Gloucester Cumberland
Jock River
Nepean Gloucester
CPR
Nepean Rideau
VACANCY RATE
PRIVATELY INITIATED STRUCTURES
WITH THREE UNITS & OVER
OCTOBER 1990
SOURCE: CMHC RENTAL MARKET REPORT,
TABLE 5, OCTOBER 1990

Rent

Apartment rents were 4.8% higher on average in 1990 than in 1989. Increases ranged from a 2.2% average for one-bedroom units to a 4.3% average for both three-bedroom and bachelor units. These figures represent both increases in rent for existing units and increases to the average from new additions to stock.

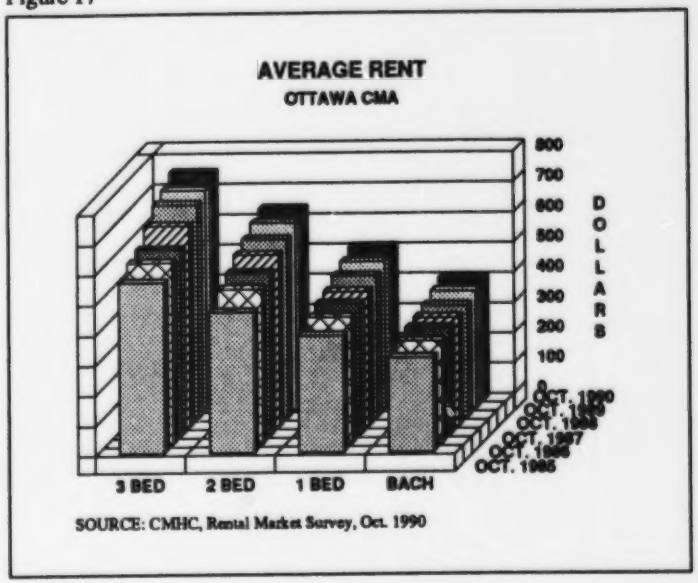
In October 1990, rents ranged from an average of $407 per month for bachelor apartments to $758 per month for three-bedroom units. The average rent overall in October was $570 per month, for both occupied and vacant units.

Average rents in newer buildings increased more in 1990 than did rents in older buildings. For example, rents for newer three-bedroom units increased by 8.6% while older units increased by only 5.5%. This reverses a three-year trend in which the rates of increase of new stock was much lower than for old stock.

Gloucester (CMHC zone 7), parts of the City of Ottawa west and south of the downtown core (CMHC zone 5), and Sandy Hill (CMHC zone 2) experienced the greatest rent increases in 1990 with average hikes of 9.4%, 7.3%, and 7.0% respectively for one-bedroom apartments. For two-bedroom apartments, central Ottawa (CMHC zone 1) and the City of Ottawa west and south (CMHC zone 5) had the highest average rent increases at 8.0% and 7.7 %.

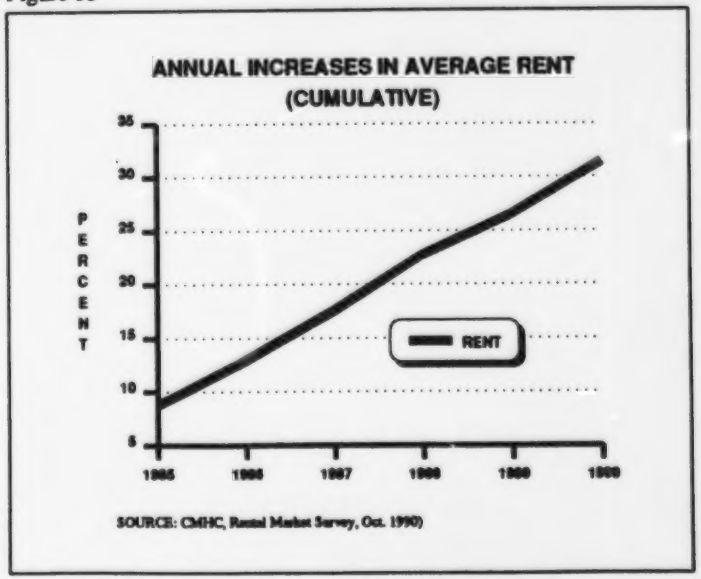
The income required to rent an average private market apartment in October 1990 ranged from $16,320 for a bachelor unit to $30,320 for a three-bedroom unit (at a 30% rent-to-income ratio).

Figure 17

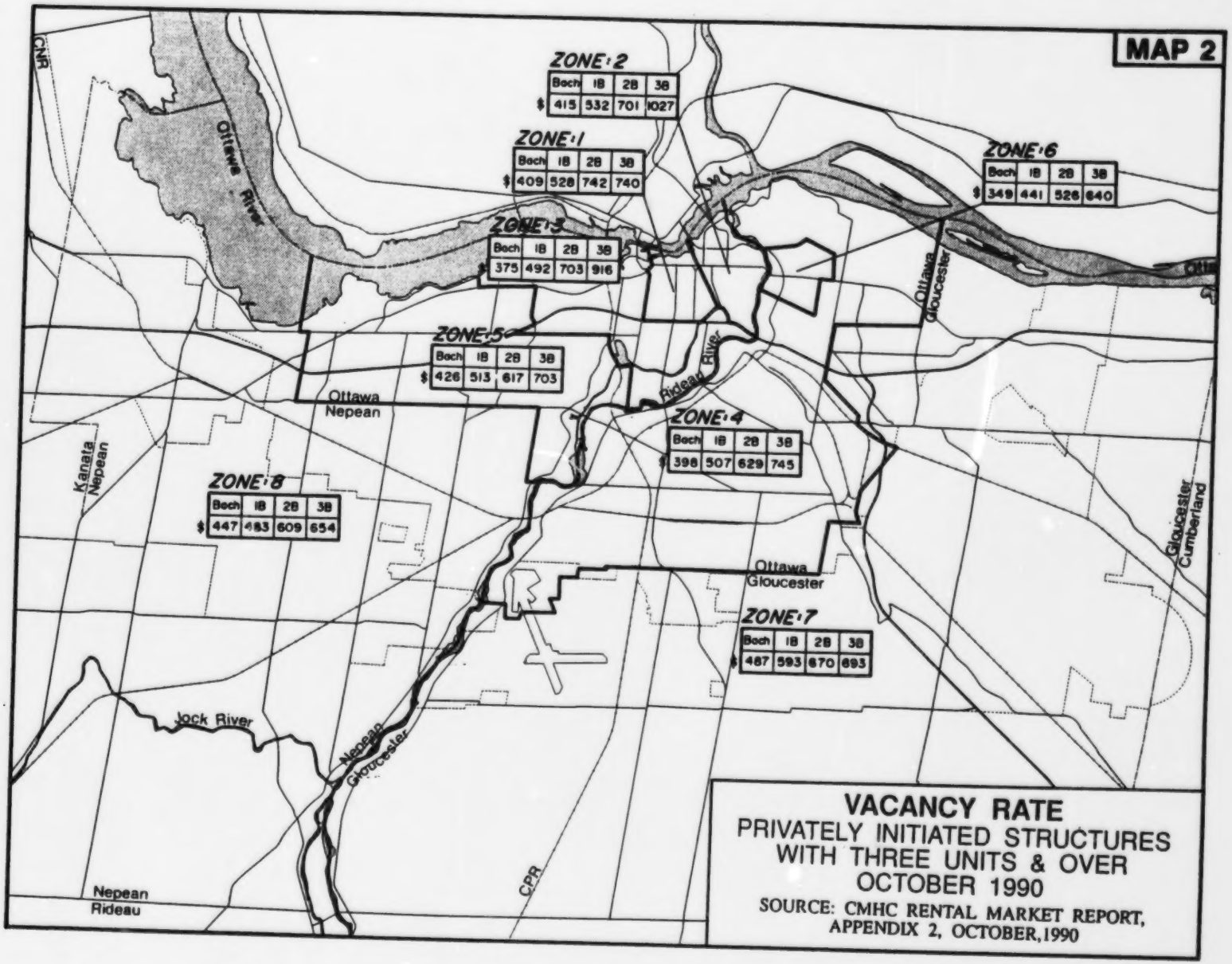


SOURCE: CMHC, Rental Market Survey, Oct. 1990

Figure 18



SOURCE: CMHC, Rental Market Survey, Oct. 1990)


MAP 2
ZONE 2
Bach 1B 2B 3B
$ 415 532 701 1027
ZONE 1
Bach 1B 2B 3B
$ 409 528 742 740
ZONE 3
Bach 1B 2B 3B
$ 375 492 703 916
ZONE 6
Bach 1B 2B 3B
$ 349 441 526 640
ZONE 5
Bach 1B 2B 3B
$ 426 513 617 703
ZONE 4
Bach 1B 2B 3B
$ 398 507 629 745
ZONE 8
Bach 1B 2B 3B
$ 447 483 609 654
ZONE 7
Bach 1B 2B 3B
$ 487 593 670 693
CNR
Ottawa River
Ottawa Gloucester
Ottawa Nepean
Rideau River
Kanata Nepean
Gloucester Cumberland
Ottawa Gloucester
Jock River
Nepean Gloucester
CPR
Nepean Rideau
VACANCY RATE
PRIVATELY INITIATED STRUCTURES
WITH THREE UNITS & OVER
OCTOBER 1990
SOURCE: CMHC RENTAL MARKET REPORT,
APPENDIX 2, OCTOBER, 1990

Assisted Housing

Construction

There were 522 assisted housing starts in 1990 — up from 114 starts in 1989. This includes self-contained units in municipal non-profit, private non-profit and non-profit co-operative corporations.

At the end of 1990 the assisted housing stock in the Region stood at about 19,516 units, including rent supplement units in privately-owned buildings and some beds or rooms in non-profit projects. About 87% of the stock is located in the City of Ottawa.

Figure 19

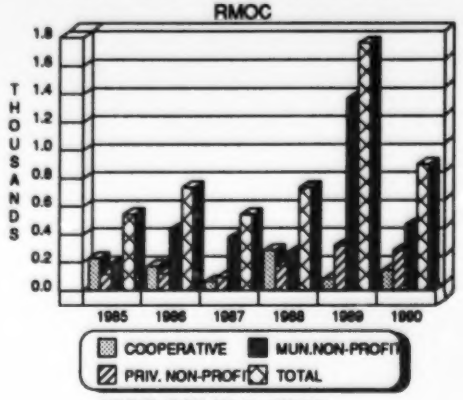


TABLE 5

SOCIALLY ASSISTED HOUSING STOCK IN OTTAWA-CARLETON
1990

	PUBLIC HOUSING	RENT SUPPLEMENT	MUNICIPAL NON-PROFIT	PRIVATE NON-PROFIT	CO-OPERATIVE NON-PROFIT	TOTAL	% OF TOTAL STOCK
OTTAWA	8172	1066	4525	1333	1854	16950	11.7%
NEPEAN	99	230	207	190	227	953	2.5%
GLOUCESTER	0	289	103	123	290	805	2.4%
KANATA	59	0	0	52	64	175	1.5%
VANIER	259	55	0	62	5	381	4.2%
CUMBERLAND	0	0	24	0	0	24	0.2%
GOULBOURN	0	0	64	0	0	64	1.2%
OSGOODE	0	0	90	0	0	90	2.0%
RIDEAU	15	0	30	0	0	45	1.2%
ROCKCLIFFE	0	0	0	2	0	2	0.3%
WEST CARLETON	0	2	25	0	0	27	0.6%
TOTAL	8604	1642	5068	1762	2440	19516	7.3%

Source: Ottawa-Carleton Housing Directory, RMOC Planning Department, Dec 1990, and data collected from housing agencies.

Allocations

The final 1990 non-profit housing allocation totalled 899 units, including 680 family units, 34 senior units, and 147 singles. A large portion of this allocation (408 units) was a bulk allocation to City Living under the Homes Now program. These units will be committed and built over the next two years. The preliminary 1991 allocation is 786 units for all government sponsored programs, including the Province's Homes Now program. The 1991 allocation includes 67 seniors units, 295 singles units, 424 family units.

TABLE 6
1990 PROVINCIAL AND FEDERAL NON-PROFIT ALLOCATIONS
Including Homes Now and Project 3600, for RMOC

Program	Name / Location	Family Units	Senior Units	Special Units	Singles Units	Total
A. MUNICIPAL NON-PROFIT						
Homes Now	Nepean Housing Corp.	30	15	0	16	61
Homes Now	City of Ottawa Non-Profit Hous.	28	0	0	0	28
Homes Now	City of Ottawa Non-Profit Hous.	112	0	0	0	112
Fed./Pro	Gloucester Non-Profit Housing	38	0	0	0	38
Fed./Pro	City of Ottawa Non-Profit Hous.	36	0	0	0	36
Fed./Pro	City of Ottawa Non-Profit Hous.	156	0	0	0	156
Fed./Pro	Gloucester Non-Profit Housing	38	0	0	0	38
	MNP TOTAL	438	15	0	16	469
B.PRIVATE NON-PROFIT						
Homes Now	Taiga Non-Profit Housing Corp.	69	0	0	35	104
Homes Now	Centertown Citizens (Ottawa)	15	0	0	0	15
Homes Now	L'Arche Ottawa	0	0	8	0	8
Homes Now	Serenity House Inc.	0	0	8	0	8
Homes Now	Serenity House Inc.	0	0	8	0	8
Homes Now	Centertown Citizens (Ottawa)	15	0	0	31	46
Homes Now	Centertown Citizens (Ottawa)	18	0	0	0	18
Fed./Pro	Ottawa-Carleton Lifeskills I	0	0	5	0	5
Fed./Pro	Ottawa Foyers Partage	0	0	5	0	5
Fed./Pro	Ottawa Foyers Partage	0	0	0	5	5
Fed./Pro	Serson Clarke Non-Profit Hous.	12	8	0	24	44
Fed./Pro	Ottawa-Carleton Lifeskills I	0	0	4	0	4
Federal	Urban Native Non Profit	15	0	0	0	15
	PNP TOTAL	144	8	38	95	285
C. CO-OPERATIVES						
Fed./Prov.	Co-op D'Habitation Vo.	51	0	0	25	76
Fed./Prov.	Co-op D'Habitation St George	47	11	0	11	69
	CO-OP TOTAL	98	11	0	36	145
	TOTAL ALLOCATION	680	34	38	147	899

Source: Ministry of Housing, RHPO status sheets, CMHC tabulation.

Need for Assisted Housing

The joint Ottawa-Carleton Regional Housing Authority/City Living waiting list for RGI housing stood at 2,656 at the end of 1990 — up 42% from the end of 1989. The 1990 waiting list reflects demand by singles and childless couples (non-family households) who, prior to January 1988, were not eligible for RGI subsidies unless they were disabled. The composition of the waiting list in December was 52% families, 11% seniors, and 36% singles and disabled. About 31% had more than 90 points on the needs rating system, indicating "deep core" need. The joint waiting list reached its highest level in December 1990 when it reached 2,656.

City Living maintains its own waiting list for applicants requesting market units and for some applicants for RGI units. About 60% of all City Living units, including 100% of all seniors units, are filled from their own waiting list. City Living's waiting list increased from 1,190 applicants in December 1989 to 1,615 applicants in December 1990.

The RMOC Planning Department undertook a survey in 1987 to determine demand for non-profit housing in the Region. (See "Demand for Non-Profit Housing in Ottawa-Carleton, 1987".) The survey indicated a total demand for 10,648 additional non-profit units over the two-year period, 1987-89. Over 50% of the demand came from non-family households and over one-half of them were in "core need" (16% deep core, 37% shallow core). The remainder of the demand was accounted for by families (34%) and senior households (14%).

The RMOC Planning Department published a discussion paper in1990 titled "Social Housing in Ottawa-Carleton: Catching Up to the Demand". Among other findings, the paper identified an immediate need for at least 3,000 units, with a shift in demand towards singles and childless couples.

Figure 20

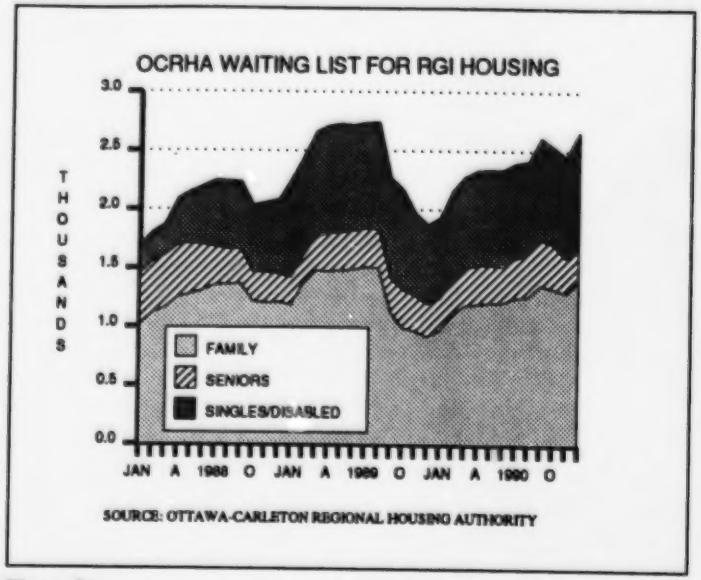
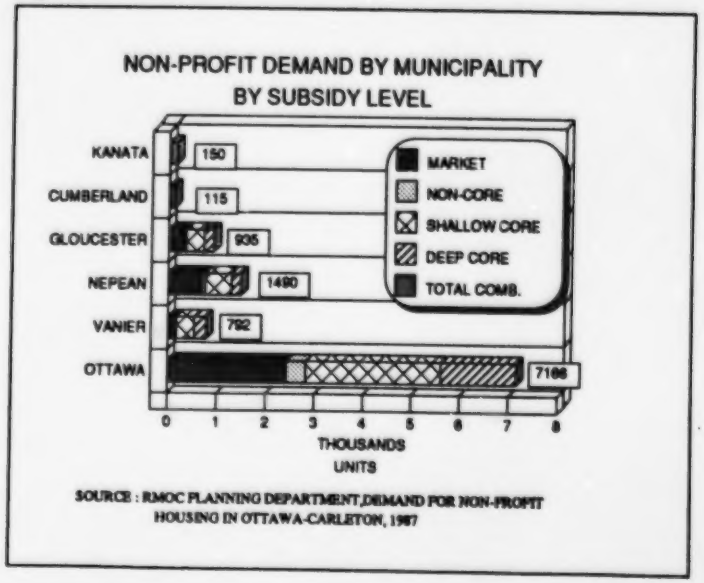


Figure 21



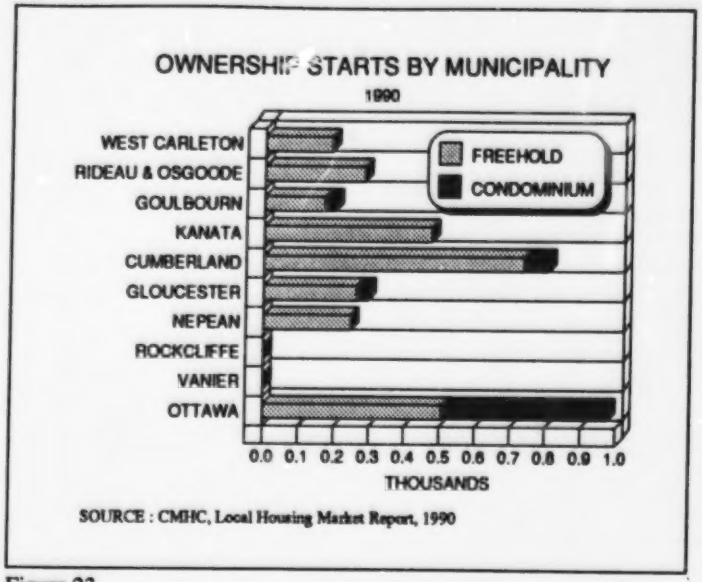
Ownership Market

Ownership Unit Construction

Housing starts intended for the owner-occupied market were down by 28% in 1990 to 3,480 units from 4,829 units in 1989. The proportion of starts intended for owner occupancy decreased in 1990 to 75.6% from 90.3% in 1989. Freehold ownership accounted for 83% of the ownership starts in 1990 (the remainder being condominium), compared with 85% in 1989. Starts for all unit types intended for the owner-occupied market decreased in 1990.

All starts in the City of Vanier, Village of Rockcliffe Park, and the Townships of Rideau, Osgoode, and West Carleton were intended for owner occupancy. Starts for owner occupancy comprised 57.4% of starts in Ottawa, 80.3% in Nepean, 67.5% in Gloucester, and 85.3% in Kanata.

Figure 22

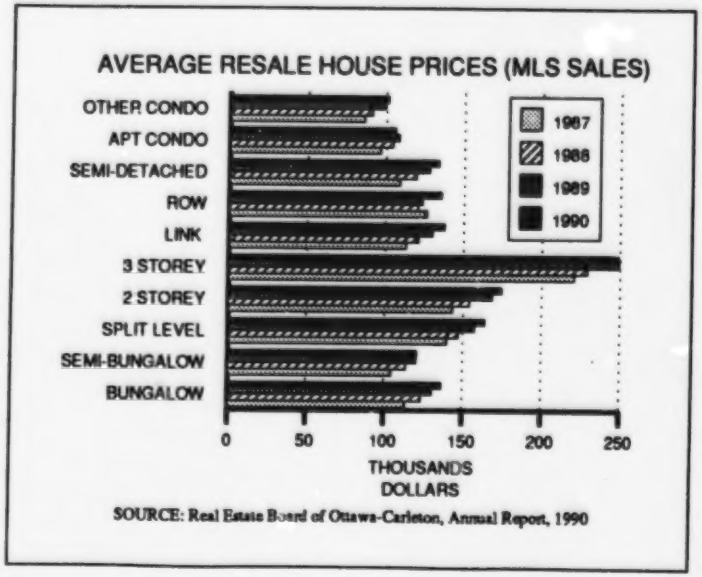


SOURCE : CMHC, Local Housing Market Report, 1990

House Prices

The average selling price of houses listed on the Multiple Listing Service (MLS) in 1990 was $141,438 - up 2.9% from 1989. A total of 8,153 units were sold through MLS in 1990, down from 9,026 in 1989. Attached housing types increased most in price (5.9% on average), particularly row houses (9.9%). Detached dwellings sold for an average of $161,484 in 1990 - up 4.6% from 1989.

Figure 23

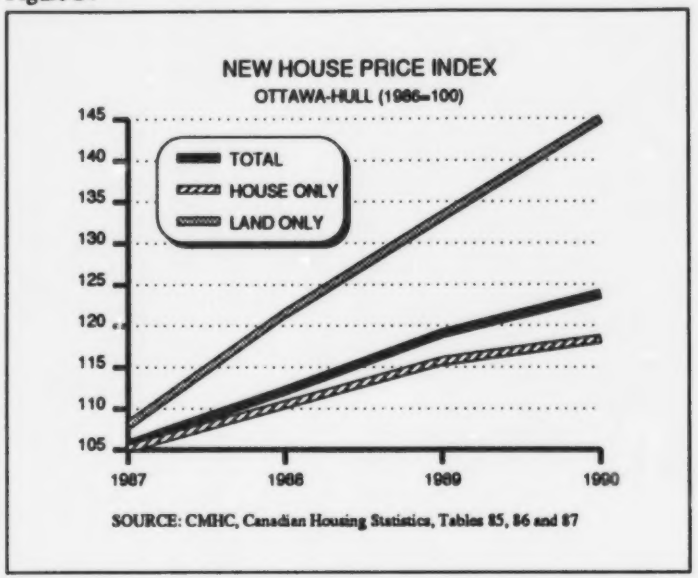


SOURCE: Real Estate Board of Ottawa-Carleton, Annual Report, 1990

The Royal Lepage Survey of Canadian House Prices indicated a 2.7% increase in prices of houses of comparable quality during 1990. There was some variation of price increase within the Region, with standard row houses and condominium apartments showing the greatest price increases in RMOC. Standard condominiums increased by 6.1% and standard row houses increased by 5.8% on average throughout RMOC, compared with 3.7% for a standard two-storey.

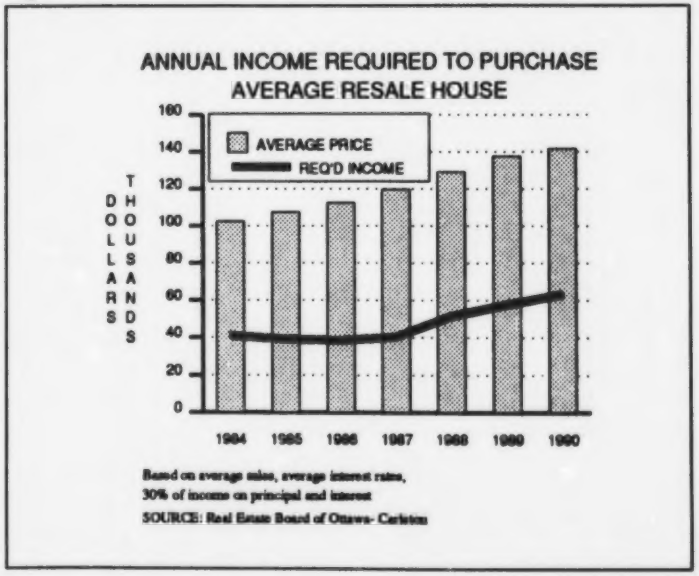
New house prices (asking prices of new, unoccupied singles and semis) were up by 7.1% on average in 1990 to $228,159. New house prices increased by over 8% in the previous year.

Figure 24



SOURCE: CMHC, Canadian Housing Statistics, Tables 85, 86 and 87

Figure 25



Based on average sales, average interest rates, 30% of income on principal and interest

SOURCE: Real Estate Board of Ottawa- Carleton

Home Ownership Affordability

With the 2.9% increase in house prices (MLS sales) and a higher average mortgage interest rate(13.3% for 3-year), the cost of home ownership increased again in 1990.

Since 1986, the combination of increasing house prices and interest rates have resulted in increased costs to purchase a house. In 1990 the income required to purchase the average house was $63,584 (assuming 10% down payment and 30% GDS ratio) — an increase of 9.7% over 1989. The average estimated household income in RMOC in 1990 was $51,010 per year.

PART V - The Outaouais

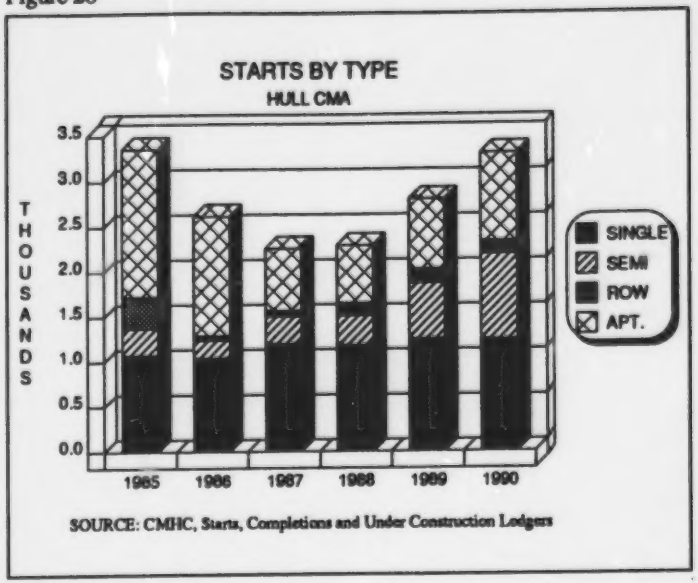
Starts

Total starts in the Outaouais were up in 1990 by about 17.8% to 3,309 units from 2,808 in 1989. With the exception of singles and rows, the Outaouais experienced increased construction in all dwelling types in 1990. Starts for single family units decreased by 0.2% from 1989 and made up 38% of all starts. Starts of semi-detached units increased in 1990 by 52.8%, while row housing starts decreased to 150 in 1990 (9.1%) and apartment starts increased to 976 (26%).

Market Share

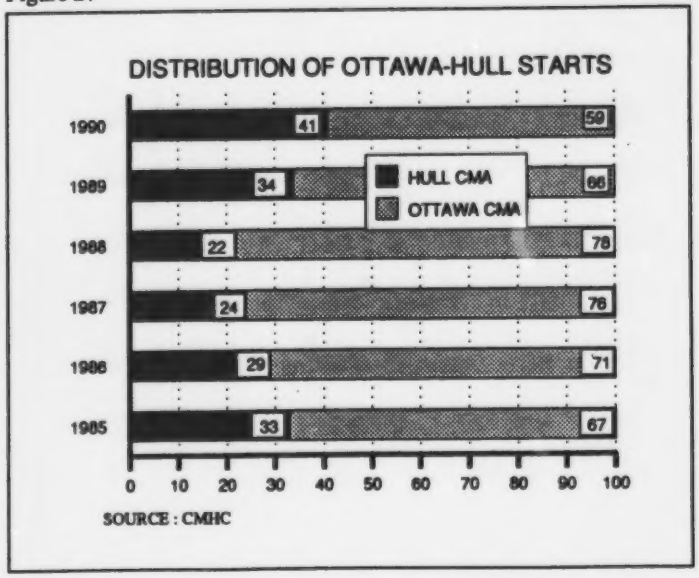
The Outaouais accounted for 41% of all starts in the Ottawa-Hull CMA, the largest proportion of starts that the Outaouais has had in the last six years. The Hull CMA has an estimated 24% of the Ottawa-Hull population.

Figure 26



SOURCE: CMHC, Starts, Completions and Under Construction Ledgers

Figure 27

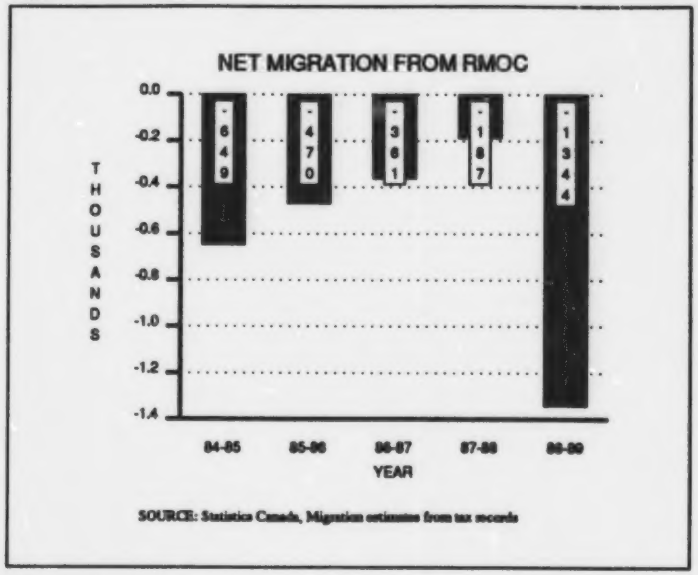


SOURCE : CMHC

Migration

Migration data were not available for 1990. In 1989, there was a net out-migration of people from RMOC to the Outaouais of 1,344 (preliminary figure). 1989 was the fifth consecutive year that there had been a net outflow to the Outaouais from the RMOC and the number increased substantially. In the early 1980s, RMOC received net in-migrants from the Outaouais.

Figure 28



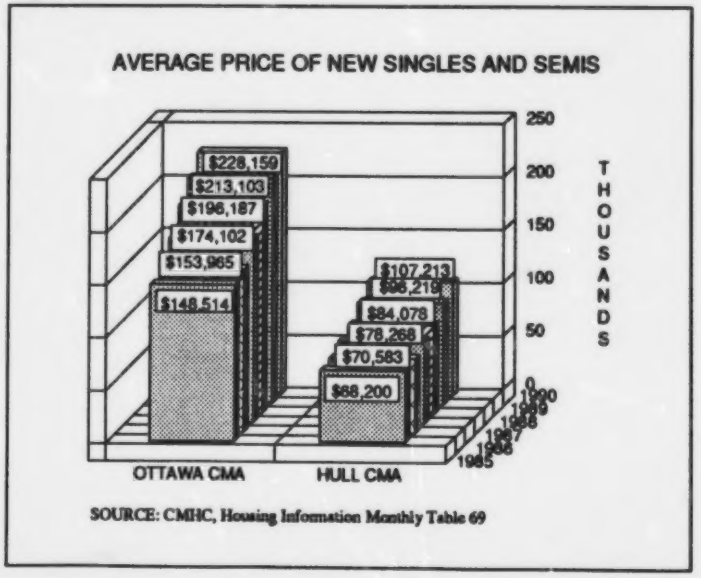
SOURCE: Statistics Canada, Migration estimates from tax records

House Prices

Newly completed single-detached and semi-detached houses in the Hull CMA were selling for an average of $107,213 in October 1990, up 11.4% from October 1989. As in recent years, this is less than half (47%) of the price of newly completed singles and semis in the RMOC in 1990.

The Royal Lepage Survey of Canadian House Prices indicates that the price differential between the Outaouais and RMOC is much smaller for existing houses of comparable quality and size. For example, in 1990 a bungalow in the Outaouais was valued at an average of $97,167 while in the RMOC the average was $138,800 for a comparable house. In the City of Hull the same house was valued at $110,000 in 1990.

Figure 29



SOURCE: CMHC, Housing Information Monthly Table 69

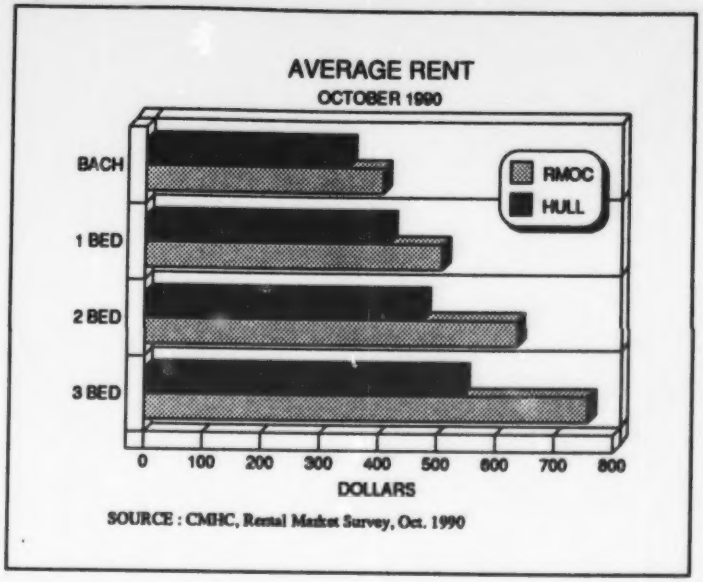
Rents

The average rent in the Hull CMA in October 1990 was $462 - down 0.9% from 1989. Rents ranged from an average of $347 per month for bachelors to $542 per month for three-bedroom units. Rents in the Outaouais were 15% (bachelor) to 28% (three-bedroom) lower than in the RMOC, depending on the size of unit.

Assisted Housing

There are approximately 3,600 assisted housing units in the Hull CMA, primarily in Hull and Gatineau. About 1,746 of these units are HLM (habitation a loyer modique) units which are comparable to public housing in Ontario — i.e. all tenants pay 25% of their income for rent. HLM units are managed by municipal housing offices in Hull, Gatineau, and Aylmer. Hull, with 1,055 HLM units, had a waiting list for housing of 455 at the end of 1990 - up from 356 at the end of 1989. Gatineau and Aylmer had waiting lists of 500 and 155 respectively, for a total of 1,110 in the three cities. Apart from the HLM units, the remaining assisted housing in the Outaouais is provided by various non-profit and co-operative organizations and is available to tenants in a range of income groups.

Figure 30



SOURCE : CMHC, Rental Market Survey, Oct. 1990

Appendix A

Production Targets

TABLE A1

OVERALL TARGETS AND ACHIEVEMENTS

	1985	1986	1987	1988	1989	1990
ANNUAL TARGET	5550	5550	5550	5550	5550	5550
CUMULATIVE TARGET	11100	16650	22200	27750	33300	38850
ANNUAL COMPLETIONS	5780	7244	7070	7476	6710	5237
CUMULATIVE COMPLETIONS	14718	21962	29032	36508	43218	48455

TABLE A2

RENTAL TARGETS AND ACHIEVEMENTS

	1985	1986	1987	1988	1989	1990
ANNUAL TARGET	2900	2900	2900	2900	2900	2900
CUMULATIVE TARGET	5800	8700	11600	14500	17400	20300
ANNUAL COMPLETIONS	1879	2490	2335	1512	1662	878
CUMULATIVE COMPLETIONS	5263	7753	10088	11600	13262	14140

(data for West Carleton included beginning in 1987)
SOURCE: CMHC, Local Housing Market Report

NOTE: These production targets were established in the Regional Housing Statement Update and were approved by Regional Council in January 1985.

TABLE A3

OWNERSHIP TARGETS AND ACHIEVEMENTS

	1985	1986	1987	1988	1989	1990
ANNUAL TARGET	2650	2650	2650	2650	2650	2650
CUMULATIVE TARGET	5300	7950	10600	13250	15900	18550
ANNUAL COMPLETIONS	4385	4494	4584	5964	5048	4359
CUMULATIVE COMPLETIONS	10501	14995	19579	25543	30591	34950

TABLE A4

ASSISTED HOUSING TARGETS AND ACHIEVEMENT

	1985	1986	1987	1988	1989	1990
ANNUAL TARGET	800	800	800	800	800	800
CUMULATIVE TARGET	1600	2400	3200	4000	4800	5600
ANNUAL COMPLETIONS	386	543	527	294	757	284
CUMULATIVE COMPLETIONS	869	1412	1939	2233	2990	3274

Population and Migration

TABLE A5

POPULATION BY MUNICIPALITY (ASSESSMENT)

	1986	1987	1988	1989	1990
OTTAWA	304,898	305,438	303,747	308308	311085
VANIER	18,638	18,734	18,190	18368	18448
ROCKCLIFFE	2,330	2,326	2,295	2331	2355
NEPEAN	95,180	96,965	97,883	102921	104719
GLOUCESTER	90,783	92,472	93,121	96605	98006
KANATA	27,384	28,624	30,295	32820	34171
GOULBOURN	12,287	12,788	13,099	14215	15001
CUMBERLAND	27,583	28,820	30,164	34557	36982
WEST CARLETON	11,694	11,858	12,301	13041	13725
OSGOODE	11,168	11,433	11,670	12617	13215
RIDEAU	10,248	10,381	10,370	10752	11082
TOTAL	612,193	619,839	623,135	646,535	658,789

SOURCE: PROVINCIAL ASSESSMENTS

* Figures for 1988 are not end of year figures and should be used with caution

TABLE A6

NET MIGRATION TO RMOC

	AGE GROUP					
YEAR	0-17	18-24	25-44	45-64	65+	TOTAL
1983-84(F)	1977	2783	2250	176	398	7584
1984-85(F)	1264	1737	910	40	431	4382
1985-86(F)	702	1651	-263	-64	367	2393
1986-87(F)	1083	1267	788	-100	466	3504
1987-88(F)	2191	1677	1414	6	599	5887
1988-89(P)	1400	1681	639	-249	629	4100

TABLE A7

MIGRATION BETWEEN RMOC AND OUTAOUAIS

	83-84(F)	84-85(F)	85-86(F)	86-87(F)	87-88(F)	88-89(P)
HULL TO RMOC	1906	1523	1643	1719	1864	1625
RMOC TO HULL	1744	1963	1878	1930	2041	2513
NET MIGRATION	162	-440	-235	-211	-177	-861
GATINEAU TO RMOC	1008	850	810	852	898	781
RMOC TO GATINEAU	1084	1059	1045	1002	908	1234
NET MIGRATION	-76	-209	-235	-150	-10	-453
OUTAOUAIS TO RMOC	2914	2373	2453	2571	2762	2433
RMOC TO OUTAOUAIS	2828	3022	2923	2932	2949	3747
NET MIGRATION (GATINEAU AND HULL ONLY)	86	-649	-470	-361	-187	-1344

(Figures adjusted due to 1986 Census Results)
SOURCE: STATISTICS CANADA, Migration Estimates from Tax Records for Census Divisions

* Time periods represent approximately May to May
(F)=final; (P)=preliminary

Employment

TABLE A8

LABOUR FORCE SURVEY
OTTAWA CMA AVERAGES

	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	EMPLOYED (000)	UNEMPLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICIPATION RATE	UNEMPLOYMENT RATE OTTAWA CMA	UNEMPLOYMENT RATE CANADA
1985	467	331	304	27	135	71.0%	8.1%	10.5%
1986	477	343	317	26	134	72.0%	7.7%	9.6%
1987	490	351	327	24	138	71.7%	6.9%	8.9%
1988	502	366	349	17	135	73.0%	4.6%	7.8%
1989	513	370	349	21	143	72.2%	5.8%	7.5%
1990	524	375	355	20	149	71.6%	5.3%	8.1%

(Figures adjusted due to 1986 Census Results)
SOURCE: STATISTICS CANADA, Labour Force Survey

TABLE A9

LABOUR FORCE SURVEY
HULL CMA AVERAGES

	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	EMPLOYED (000)	UNEMPLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICIPATION RATE	UNEMPLOYMENT RATE
1985	137	97	88	8	40	70.2%	8.7%
1986	141	98	87	11	43	69.4%	11.1%
1987	142	104	95	9	38	73.5%	8.8%
1988	143	107	100	7	36	74.6%	6.2%
1989	144	104	97	7	40	71.9%	6.8%
1990	146	107	99	8	39	73.3%	7.5%

(Figures adjusted due to 1986 Census Results)
SOURCE: STATISTICS CANADA, Labour Force Survey

Indexes and Interest Rates

TABLE A10

INTEREST RATES
OTTAWA (1986=100)

		(1) MORTGAGE INTEREST RATE *	(2) CPI	(3) CPI YEAR OVER YEAR CHANGE	(4) REAL INTEREST RATE (1-3)
JAN	1987	10.6%	101.8	3.4%	7.2%
MAY		10.4%	103.4	3.8%	6.6%
SEPT		11.3%	104.7	4.3%	7.0%
JAN	1988	11.2%	105.7	3.8%	7.4%
MAY		10.8%	107.9	4.4%	6.4%
SEPT		12.0%	109.2	4.3%	7.7%
JAN	1989	12.3%	110.9	4.9%	7.4%
MAY		12.5%	113.0	4.7%	7.8%
SEPT		11.8%	114.8	5.1%	6.7%
JAN	1990	12.0%	116.9	5.4%	6.6%
MAY		14.3%	118.3	4.7%	9.6%
SEPT		13.5%	119.8	4.4%	9.1%

* Mortgage rates based on a 3 year term
SOURCE: (1) CMHC, Canadian Housing Statistics, table 53.
(2) STATISTICS CANADA, Catalog 62-010

TABLE A11

CONSUMER PRICE INDEXES
OTTAWA CMA (1986=100)

		ALL ITEMS	ALL HOUSING	RENTED ACCOMM.	OWNED ACCOMM.
1987	JAN	101.8	101.4	101.9	101.9
	MA	103.4	102.7	102.8	102.4
	SEPT	104.7	103.8	104.5	103.5
1988	JAN	105.7	105.8	106.2	105.9
	MA	107.9	106.5	107.2	106.9
	SEPT	109.2	108.1	109.7	108.2
1989	JAN	110.9	110.1	111.6	110.7
	MA	113.0	111.6	113.2	112.8
	SEPT	114.8	113.4	116.0	115.0
1990	JAN	116.9	116.5	117.2	121.0
	MA	118.3	117.8	118.3	123.0
	SEPT	119.8	118.9	119.9	124.1
1990 ANN. AV		119.1	118.3	119.0	123.9

SOURCE: STATISTICS CANADA, Catalogue 62-010, Table 11

TABLE A12

NEW HOUSE PRICE INDEX
OTTAWA-HULL (1986=100)

	LAND ONLY	HOUSE ONLY	TOTAL PRICE
1987	108.0	105.2	105.7
1988	121.5	110.5	112.2
1989	133.3	115.7	119.1
1990	144.9	118.4	123.8

SOURCE: CMHC, Canadian Housing Statistics
tables 85,86,87

Construction Activity

TABLE A13

HOUSING STARTS BY TYPE - RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL
1985	3089	93	1335	2262	6779
1986	3090	110	992	2199	6391
1987	3991	100	1616	1578	7285
1988	3945	82	1706	2192	7925
1989	3176	109	1078	985	5348
1990	2195	66	1118	1223	4602

(data for West Carleton were included beginning in 1987)
SOURCE: CMHC, Local Housing Market Report

TABLE A14

HOUSING COMPLETIONS BY TYPE - RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL
1985	2892	90	1351	1447	5780
1986	3323	111	1045	2765	7244
1987	3601	88	1506	1875	7070
1988	4035	76	1510	1855	7476
1989	3385	98	1404	1823	6710
1990	2705	82	1273	1180	5237

(data for West Carleton were included beginning in 1987)
SOURCE: CMHC, Local Housing Market Reports

TABLE A15

DWELLINGS UNDER CONSTRUCTION AT YEAR END - RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL
1985	1303	37	673	2556	4569
1986	1071	34	620	1977	3702
1987	1472	44	733	1680	3929
1988	1379	50	920	1840	4189
1989	1158	60	566	1025	2809
1990	634	42	410	969	2055

(data for West Carleton were included beginning in 1987)
SOURCE: CMHC, Local Housing Market Report

TABLE A16

1990 HOUSING STARTS BY TYPE, MUNICIPALITY, AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
OTTAWA	197	51	254	502	29.6%	100	371	471	27.8%	15	469	484	28.5%	0	240	240	14.1%	1697
GLOUCESTER	258	6	0	264	60.0%	33	0	33	7.5%	0	0	0	0.0%	143	0	143	32.5%	440
NEPEAN	240	0	8	248	80.3%	0	0	0	0.0%	0	0	0	0.0%	30	31	61	19.7%	309
CUMBERLAND	484	0	255	739	84.7%	69	0	69	7.9%	0	64	64	7.3%	0	0	0	0.0%	872
KANATA	372	6	99	477	85.3%	0	0	0	0.0%	4	0	4	0.7%	78	0	78	14.0%	559
RIDEAU and OSGOODE	281	2	0	283	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	283
GOULBOURN	171	0	0	171	68.7%	30	0	30	12.0%	0	48	48	19.3%	0	0	0	0.0%	249
VANIER	1	1	0	2	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	2
ROCKCLIFFE	2	0	0	2	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	2
WEST CARLETON	189	0	0	189	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	189
TOTAL	2195	66	616	2877	62.5%	232	371	603	13.1%	19	581	600	13.0%	251	271	522	11.3%	4602

Source: CMHC, Local Housing Market Report, Dec 1990

TABLE A17

1990 HOUSING COMPLETIONS BY TYPE, MUNICIPALITY, AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
OTTAWA	261	64	264	589	42.4%	67	218	285	20.5%	3	342	345	24.8%	0	171	171	12.3%	1390
GLOUCESTER	313	6	0	319	59.1%	116	0	116	21.5%	0	0	0	0.0%	105	0	105	19.4%	540
NEPEAN	299	0	127	426	52.4%	69	200	269	33.1%	0	118	118	14.5%	0	0	0	0.0%	813
CUMBERLAND	588	0	291	879	81.7%	69	0	69	6.4%	0	128	128	11.9%	0	0	0	0.0%	1076
KANATA	482	6	99	587	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	587
RIDEAU and OSGOODE	294	0	8	302	97.4%	0	0	0	0.0%	0	0	0	0.0%	8	0	8	2.6%	310
GOULBOURN	231	2	0	233	83.2%	47	0	47	16.8%	0	0	0	0.0%	0	0	0	0.0%	280
VANIER	3	4	0	7	70.0%	0	0	0	0.0%	0	3	3	30.0%	0	0	0	0.0%	10
ROCKCLIFFE	1	0	0	1	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	1
WEST CARLETON	230	0	0	230	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	230
TOTAL	2702	82	789	3573	68.2%	368	418	786	15.0%	3	591	594	11.3%	113	171	284	5.4%	5237

Source: CMHC, Local Market Housing Report, Dec 1990

TABLE A18

HOUSING UNDER CONSTRUCTION AT DEC. 1990
BY TYPE, MUNICIPALITY, AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
OTTAWA	54	25	80	159	14.4%	42	654	696	62.9%	0	167	167	15.1%	15	69	84	7.6%	1106
GLOUCESTER	70	2	0	72	62.1%	6	0	6	5.2%	0	0	0	0.0%	38	0	38	32.8%	116
NEPEAN	72	0	0	72	54.1%	0	0	0	0.0%	0	0	0	0.0%	30	31	61	45.9%	133
CUMBERLAND	131	0	74	205	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	205
KANATA	61	2	13	76	48.1%	0	0	0	0.0%	4	0	4	0.0%	78	0	78	49.4%	158
GOULBOURN	45	10	0	55	41.4%	30	0	30	22.6%	0	48	48	36.1%	0	0	0	0.0%	133
RIDEAU and OSGOODE	118	2	0	120	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	120
VANIER	0	1	0	1	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	1
ROCKCLIFFE	9	11	0	20	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	20
WEST CARLETON	80	0	0	80	100.0%	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%	80
TOTAL	640	53	167	860	41.5%	78	654	732	35.3%	4	215	219	10.6%	161	100	261	12.6%	2072

SOURCE: CMHC, Local Market Housing Report, Dec 1990

TABLE A19

HOUSING STARTS 1986-1990 RMOC
BY TYPE AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
1986	3090	100	201	3391	53.1%	215	1150	1365	21.4%	233	894	1127	17.6%	353	156	509	8.0%	6392
1987	3778	98	338	4214	59.7%	339	357	696	9.9%	770	874	1644	23.3%	172	338	510	7.2%	7064
1988	3945	82	790	4817	60.8%	424	1074	1498	18.9%	326	652	978	12.3%	166	466	632	8.0%	7925
1989	3176	109	821	4106	76.8%	238	485	723	13.5%	11	394	405	7.6%	8	106	114	2.1%	5348
1990	2195	66	616	2877	62.5%	232	371	603	13.1%	19	581	600	13.0%	251	271	522	11.3%	4602
TOTAL	16184	455	2766	19405	61.9%	1448	3437	4885	15.6%	1359	3395	4754	15.2%	950	1337	2287	7.3%	31331

SOURCE: CMHC, Local Housing Market Report
NOTE: West Carleton data were not included prior to 1988.

TABLE A20

HOUSING COMPLETIONS 1985-1990 RMOC
BY TYPE AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
1985	2808	68	139	3015	52.1%	378	508	886	15.3%	750	743	1493	25.8%	192	196	388	6.7%	5782
1986	3202	95	165	3462	48.3%	204	1008	1212	16.9%	451	1497	1948	27.2%	402	141	543	7.6%	7165
1987	3443	80	343	3866	55.9%	283	435	718	10.4%	627	1181	1808	26.1%	268	259	527	7.6%	6919
1988	4035	76	627	4738	63.5%	202	1024	1226	16.4%	529	689	1218	16.3%	138	140	278	3.7%	7460
1989	3385	98	714	4197	62.5%	407	444	851	12.7%	117	788	905	13.5%	166	591	757	11.3%	6710
1990	2702	82	789	3573	68.2%	368	418	786	15.0%	3	591	594	11.3%	113	171	284	5.4%	5237
TOTAL	19575	499	2777	22851	59.4%	1842	3837	4893	12.7%	2477	5489	7966	20.7%	1279	1498	2777	7.2%	38487

SOURCE: CMHC, Local Housing Market Report
NOTE: West Carleton data were not included prior to 1988.

Outaouais Construction Activity

TABLE A21

HOUSING STARTS BY TYPE - HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL
1985	1079	298	353	1631	3361
1986	1047	196	52	1327	2622
1987	1202	300	69	692	2263
1988	1179	328	146	641	2294
1989	1252	618	165	773	2808
1990	1249	934	150	976	3309

(The Hull CMA was expanded in 1987 and 1989)
SOURCE: CMHC, Starts, Completions and Under Construction Ledgers

TABLE A22

HOUSING COMPLETIONS BY TYPE - HULL CMA

	SING.	SEMI	ROW	APT.	TOTAL
1985	1110	338	354	1927	3729
1986	959	236	68	1542	2805
1987	1299	288	45	1068	2700
1988	1155	326	120	432	2033
1989	1249	546	108	737	2640
1990	1375	972	218	130	3695

(The Hull CMA was expanded in 1987 and 1989)
SOURCE: CMHC, Starts, Completions and Under Construction Ledgers

TABLE A23

DWELLINGS UNDER CONSTRUCTION AT YEAR END - HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL
1985	240	92	98	976	1406
1986	326	52	34	828	1240
1987	251	72	29	225	577
1988	275	72	55	363	765
1989	277	146	112	417	952
1990	150	100	44	268	562

(The Hull CMA was expanded in 1987 and 1989)
SOURCE: CMHC, Starts, Completions and Under Construction Ledgers

TABLE A24

1990 HOUSING STARTS BY TYPE BY MUNICIPALITY
HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL	PERCENT
AYLMER	181	84	28	106	399	12.1%
BUCKINGHAM	49	110	0	13	172	5.2%
CANTLEY	85	0	0	0	85	2.6%
GATINEAU	530	638	98	704	1970	59.5%
HULL	101	86	18	149	354	10.7%
CHELSEA	86	0	0	0	86	2.6%
LA PECHE	50	0	6	0	56	1.7%
MASSON	50	16	0	0	66	2.0%
PONTIAC	30	0	0	4	34	1.0%
VAL-DES-MONTS	87	0	0	0	87	2.6%
HULL CMA	1249	934	150	976	3309	100%
OTTAWA-HULL	3663	1039	1268	2199	8169	

SOURCE: CMHC, Starts, Completions and Under Construction Ledgers

TABLE A25

1990 HOUSING COMPLETIONS BY TYPE BY MUNICIPALITY
HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL	PERCENT
AYLMER	195	78	15	112	400	10.8%
BUCKINGHAM	56	100	0	25	181	4.9%
CANTLEY	94	0	0	0	94	2.5%
GATINEAU	591	694	172	796	2253	61.0%
HULL	101	86	31	190	408	11.0%
CHELSEA	103	0	0	0	103	2.8%
LA PECHE	52	0	0	3	55	1.5%
MASSON	58	14	0	0	72	1.9%
PONTIAC	31	0	0	4	35	0.9%
VAL-DES-MONTS	94	0	0	0	94	2.5%
HULL CMA	1375	972	218	1130	3695	100%
OTTAWA-HULL	4288	1084	1494	2340	9206	

SOURCE: CMHC, Starts, Completions and Under Construction Ledgers

Rental Market

TABLE A26

PRIVATELY INITIATED APARTMENT STRUCTURES OF THREE UNITS AND OVER
OCTOBER 1990
OTTAWA-HULL CMA

ZONE	BACHELOR UNITS	BACHELOR AVG RENT	BACHELOR 12 MO. RENT CHANGE*	BACHELOR VAC. RATE	ONE BEDROOM UNITS	ONE BEDROOM AVG RENT	ONE BEDROOM 12 MO. RENT CHANGE*	ONE BEDROOM VAC. RATE	TWO BEDROOM UNITS	TWO BEDROOM AVG RENT	TWO BEDROOM 12 MO. RENT CHANGE*	TWO BEDROOM VAC. RATE	THREE BEDROOM UNITS	THREE BEDROOM AVG RENT	THREE BEDROOM 12 MO. RENT CHANGE*	THREE BEDROOM VAC. RATE	ZONE AVG RENT	ZONE VACANCY RATE
OTTAWA 1 (Central)	1598	$409	8.7%	0.4%	4714	$528	7.3%	0.5%	2341	$742	10.2%	0.5%	145	$740	2.9%	0.0%	$567	0.4%
OTTAWA 2 (Sandy Hill Lower Town)	921	$415	7.0%	0.7%	2674	$532	6.3%	0.3%	1863	$701	6.3%	0.1%	283	$1,027	6.4%	0.7%	$592	0.3%
OTTAWA 3 (Inner West and South)	774	$375	5.7%	0.9%	3496	$492	5.6%	0.6%	2078	$703	8.2%	1.1%	274	$916	15.4%	1.0%	$562	0.8%
OTTAWA 4 (East End)	479	$398	5.5%	1.4%	5702	$507	5.0%	0.3%	6374	$629	3.7%	0.2%	602	$745	7.5%	0.8%	$573	0.3%
OTTAWA 5 (West End)	970	$426	6.3%	0.9%	6581	$513	6.0%	0.5%	9346	$617	6.1%	0.4%	516	$703	6.4%	0.4%	$570	0.5%
VANIER 6	192	$349	10.3%	3.7%	1690	$441	3.3%	0.5%	2033	$526	5.8%	1.1%	277	$640	2.9%	0.0%	$491	0.9%
EAST 7 (Gloucester, Cumberland)	111	$487	6.4%	0.9%	835	$593	10.5%	0.6%	2020	$670	4.9%	1.0%	213	$693	4.6%	0.5%	$645	0.8%
WEST 8 (Nepean, Kanata)	118	$447	4.3%	0.0%	1848	$483	1.7%	0.3%	3438	$609	3.6%	0.1%	331	$654	2.2%	0.6%	$568	0.2%
OTTAWA CMA	5163	$407	7.6%	0.8%	27540	$509	5.8%	0.4%	29493	$637	5.4%	0.5%	2641	$758	6.4%	0.5%	$570	0.5%
HULL CMA	855	$347	-3.6%	11.2%	4766	$418	-2.1%	5.2%	9364	$476	-1.2%	3.3%	2221	$542	1.1%	3.3%	$462	4.2%
OTTAWA-HULL CMA	6018	$399	6.0%	2.5%	32306	$496	4.6%	1.9%	38857	$598	3.8%	1.9%	4862	$659	4.0%	2.3%	$547	1.3%

* Based on subsample.
SOURCE: CMHC RENTAL MARKET SURVEY OCTOBER 1990, OTTAWA AND HULL CMA REPORTS
NOTE: CMHC NOW REPORTS THREE AND MORE APARTMENTS

TABLE A27

RENTAL VACANCY RATES - OTTAWA CMA
PRIVATELY INITIATED UNITS

		APARTMENT*	ROW**
1986	APRIL	1.5%	1.0%
	OCTOBER	1.9%	1.4%
1987	APRIL	2.1%	1.4%
	OCTOBER	1.6%	1.3%
1988	APRIL	1.9%	1.3%
	OCTOBER	1.6%	0.8%
1989	APRIL	2.0%	0.6%
	OCTOBER	1.3%	0.8%
1990	APRIL	1.9%	0.3%
	OCTOBER	0.5%	0.2%
1991	APRIL	1.0%	0.3%

* Structures with six or more units

** Structures with three or more units

SOURCE: CMHC, Rental Market Survey, (NHA 6190)

TABLE A29

RENTAL COMPLETIONS - RMOC

	PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	ROW	APT	TOTAL		ROW	APT	TOTAL		
1985	750	743	1493	79.4%	192	196	388	20.6%	1881
1986	451	1497	1948	78.2%	402	141	543	21.8%	2491
1987	627	1181	1808	77.4%	268	259	527	22.6%	2335
1988	529	681	1210	80.5%	152	142	294	19.5%	1504
1989	117	788	905	54.5%	166	591	757	45.5%	1662
1990	3	591	594	67.7%	113	171	284	32.3%	878
TOTAL	2477	5481	7958	74.0%	1293	1500	2793	26.0%	10751

SOURCE: CMHC, Local Housing Market Report
NOTE: West Carleton data were not included prior to 1988

TABLE A28

RENTAL STARTS - RMOC

	PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	ROW	APT	TOTAL		ROW	APT	TOTAL		RENTAL
1985	398	1345	1743	78.9%	300	166	466	21.1%	2209
1986	233	894	1127	68.9%	353	156	509	31.1%	1636
1987	770	874	1644	76.3%	172	338	510	23.7%	2154
1988	326	652	978	60.7%	166	466	632	39.3%	1610
1989	11	394	405	78.0%	8	106	114	22.0%	519
1990	19	581	600	53.5%	251	271	522	46.5%	1122
TOTAL	1757	4740	6497	70.2%	1250	1503	2753	29.8%	9250

SOURCE: CMHC, Local Housing Market Report
NOTE: West Carleton data were not included prior to 1988.

House Prices

TABLE A30

MARKET VALUE OF COMPARABLE DWELLINGS
OCTOBER 1989 - OCTOBER 1990
RMOC (SELECTED AREAS)

	BUNGALOW			EXECUTIVE TWO-STOREY			STANDARD TWO-STOREY			STANDARD TOWNHOUSE			STANDARD CONDO APT.		
	1989	1990	CHANGE	1989	1990	CHANGE	1989	1990	CHANGE	1989	1990	CHANGE	1989	1990	CHANGE
EASTERN	$124,000	$129,000	4.0%	$159,000	$165,000	3.8%	$137,000	$138,000	0.7%	$78,000	$85,000	9.0%	$65,000	$72,000	10.8%
KANATA	$137,000	$140,000	2.2%	$205,000	$207,000	1.0%	$154,000	$162,000	5.2%	$106,000	$114,000	7.5%	$72,000	$76,000	5.6%
ORLEANS	$128,000	$130,000	1.6%	$190,000	$180,000	-5.3%	$133,000	$135,000	1.5%	$95,000	$100,000	5.3%	$84,000	$86,000	2.4%
SOUTHERN	$142,000	$145,000	2.1%	$215,000	$220,000	2.3%	$147,000	$153,000	4.1%	$97,000	$100,000	3.1%	$90,000	$93,000	3.3%
WESTERN	$145,000	$150,000	3.4%	$190,000	$195,000	2.6%	$140,000	$150,000	7.1%	$89,000	$93,000	4.5%	$92,000	$97,000	5.4%
AVERAGE	$135,200	$138,800	2.7%	$191,800	$193,400	0.8%	$141,000	$146,250	3.7%	$93,000	$98,400	5.8%	$82,333	$87,333	6.1%
AYLMER	$89,500	$98,000	9.5%	$147,000	$155,000	5.4%	$92,000	$99,000	7.6%	$64,000	$68,000	6.3%	—	—	—
GATINEAU	$79,000	$83,500	5.7%	$147,000	$150,000	2.0%	$115,000	$117,000	1.7%	$60,000	$62,000	3.3%	—	—	—
HULL	$110,000	$110,000	0.0%	$160,000	$168,000	5.0%	$138,000	$140,000	1.4%	$72,000	$72,000	0.0%	$80,000	$80,000	0.0%
AVERAGE	$92,833	$97,167	4.7%	$151,333	$157,667	4.2%	$115,000	$119,500	3.9%	$68,000	$70,000	2.9%	—	—	—

SOURCE: ROYAL LEPAGE SURVEY OF CANADIAN HOUSE PRICES, JAN 1991

TABLE A31

MULTIPLE LISTING SERVICE SALES
(AREA APPROXIMATES RMOC)

		1985 AVERAGE	1986 AVERAGE	1987 AVERAGE	1988 AVERAGE	1989 AVERAGE	1990 AVERAGE	PERCENT CHANGE 85-86	PERCENT CHANGE 86-87	PERCENT CHANGE 87-88	PERCENT CHANGE 88-89	PERCENT CHANGE 89-90
	BUNGALOW	$103,727	$110,029	$113,994	$124,109	$130,789	$136,477	6.1%	3.6%	8.9%	5.4%	4.3%
	SEMI-BUNGALO	$87,504	$95,521	$104,808	$114,353	$120,678	$121,255	9.2%	9.7%	9.1%	5.5%	0.5%
	SPLIT LEVEL	$127,349	$129,646	$139,995	$147,181	$157,320	$163,816	1.8%	8.0%	5.1%	6.9%	4.1%
	2 STY	$128,934	$133,261	$143,377	$154,184	$168,484	$174,502	3.4%	7.6%	7.5%	9.3%	3.6%
	3 STY	$198,036	$185,334	$221,024	$228,975	$249,275	$248,942	-6.4%	19.3%	3.6%	8.9%	-0.1%
DETACHED		$119,317	$124,365	$132,967	$143,761	$154,440	$161,484	4.2%	6.9%	8.1%	7.4%	4.6%
	LINK	$106,539	$106,630	$113,324	$121,627	$129,922	$137,598	0.1%	6.3%	7.3%	6.8%	5.9%
	ROW	$106,461	$106,091	$126,419	$120,570	$123,478	$135,739	-0.3%	19.2%	-4.6%	2.4%	9.9%
	SEMI-DETACHE	$99,623	$101,652	$109,323	$119,541	$128,166	$133,828	2.0%	7.5%	9.3%	7.2%	4.4%
ATTACHED		$100,921	$102,643	$112,142	$119,963	$127,220	$134,671	1.7%	9.3%	7.0%	6.0%	5.9%
CONDO	APT	$89,966	$93,417	$96,360	$104,342	$108,265	$105,907	3.8%	3.2%	8.3%	3.8%	-2.2%
	OTHER	$77,850	$81,017	$86,091	$90,834	$99,360	$101,213	4.1%	6.3%	5.5%	9.4%	1.9%
TOTAL	RESIDENTIAL	$107,524	$112,449	$119,865	$129,135	$137,455	$141,438	4.6%	6.6%	7.7%	6.4%	2.9%

SOURCE: REAL ESTATE BOARD OF OTTAWA-CARLETON, Annual Report, 1990

TABLE A32

HOUSE PURCHASE COST TRENDS

	MLS SALES ANNUAL AVERAGES	CHANGE IN AVERAGE PRICE	MORTGAGE INTEREST RATES	MONTHLY PAYMENT P,I & T	ANNUAL INCOME REQUIRED	CHANGE IN REQ'D INCOME	INFLATION RATE
1981	$65,160		18.2%	$942	$34,745		
1982	$71,506	9.7%	17.9%	$1,019	$37,557	8.1%	9.9%
1983	$86,699	21.2%	12.7%	$941	$33,744	-10.2%	6.7%
1984	$102,570	18.3%	13.2%	$1,146	$41,232	22.2%	5.0%
1985	$107,524	4.8%	11.7%	$1,099	$39,133	-5.1%	4.1%
1986	$112,449	4.6%	10.9%	$1,094	$38,687	-1.1%	4.0%
1987	$119,865	6.6%	10.7%	$1,151	$40,647	5.1%	4.0%
1988	$129,135	7.7%	11.4%	$1,296	$51,841	13.2%	4.1%
1989	$137,455	6.4%	12.2%	$1,449	$57,941	11.8%	5.0%
1990	$141,438	2.9%	13.3%	$1,590	$63,584	9.7%	4.7%

NOTE: MONTHLY PAYMENTS AND INCOME REQUIRED ARE ESTIMATES BASED ON A 25YR AMORTIZATION AND ASSUME A 10% DOWNPAYMENT ON THE ANNUAL AVERAGE MLS RESIDENTIAL SALES PRICE AND ANNUAL PROPERTY TAXES OF 1.5% OF THE HOUSE PRICE.

TABLE A33

ASKING PRICES OF
NEWLY COMPLETED AND UNOCCUPIED SINGLES AND SEMIS
OCTOBER 1989

	QUINTILES					
	1ST 20%	2ND 40%	3RD 60%	4TH 80%	50% MEDIAN	AVERAGE
OTTAWA CM	$153,900	$182,200	$205,900	$271,900	$190,833	$213,103
HULL CMA	$80,000	$85,000	$92,800	$115,000	$90,000	$96,219

ASKING PRICES OF
NEWLY COMPLETED AND UNOCCUPIED SINGLES AND SEMIS
OCTOBER 1990

	QUINTILES					
	1ST 20%	2ND 40%	3RD 60%	4TH 80%	50% MEDIAN	AVERAGE
OTTAWA CM	$166,500	$189,580	$229,000	$284,400	$210,900	$228,159
HULL CMA	$90,000	$90,000	$97,000	$120,000	$92,500	$107,213

PERCENTAGE CHANGE IN ASKING PRICES OF
NEWLY COMPLETED AND UNOCCUPIED SINGLES AND SEMIS
OCTOBER 1989 TO OCTOBER 1990

	QUINTILES					
	1ST 20%	2ND 40%	3RD 60%	4TH 80%	50% MEDIAN	AVERAGE
OTTAWA CM	8.2%	4.1%	11.2%	4.6%	10.5%	7.1%
HULL CMA	12.5%	5.9%	4.5%	4.3%	2.8%	11.4%

SOURCE: CMHC, Housing Information Monthly, table 69.

Demand for Assisted Housing

TABLE A34

OTTAWA-CARLETON REGIONAL HOUSING AUTHORITY WAITING LIST FOR RENT GEARED TO INCOME 1988 - 1990

	TOTAL				90 POINTS or MORE				% WITH 90 POINTS or MORE			
	FAMILY	SENIORS	SINGLES/ DISABLED	TOTAL	FAMILY	SENIORS	SINGLES/ DISABLED	TOTAL	FAMILY	SENIORS	SINGLES/ DISABLED	TOTAL
1988 JAN	1029	419	247	1695	441	99	129	669	42.9%	23.6%	52.2%	39.5%
FEB	1118	433	254	1805	459	101	141	701	41.1%	23.3%	55.5%	38.8%
MAR	1160	450	262	1872	479	110	142	731	41.3%	24.4%	54.2%	39.0%
APR	1254	439	401	2094	489	88	134	711	39.0%	20.0%	33.4%	34.0%
MAY	1278	429	444	2151	552	73	167	792	43.2%	17.0%	37.6%	36.8%
JUN	1315	385	496	2196	591	68	203	862	44.9%	17.7%	40.9%	39.3%
JUL	1358	323	560	2241	621	50	216	887	45.7%	15.5%	38.6%	39.6%
AUG	1360	301	577	2238	610	53	240	903	44.9%	17.6%	41.6%	40.3%
SEP	1365	294	577	2236	643	43	269	955	47.1%	14.6%	46.6%	42.7%
OCT	1215	251	568	2034	570	33	250	853	46.9%	13.1%	44.0%	41.9%
NOV	1206	259	593	2058	590	41	251	882	48.9%	15.8%	42.3%	42.9%
DEC	1208	241	635	2084	573	40	252	865	47.4%	16.6%	39.7%	41.5%
1989 JAN	1187	233	830	2250	577	43	254	874	48.6%	18.5%	30.6%	38.8%
FEB	1373	237	833	2443	582	39	286	907	42.4%	16.5%	34.3%	37.1%
MAR	1438	287	890	2615	623	45	318	986	43.3%	15.7%	35.7%	37.7%
APR	1472	325	910	2707	666	45	347	1058	45.2%	13.8%	38.1%	39.1%
MAY	1480	322	921	2723	734	54	400	1188	49.6%	16.8%	43.4%	43.6%
JUN	1487	331	898	2716	761	67	418	1246	51.2%	20.2%	46.5%	45.9%
JUL	1510	327	898	2735	789	62	424	1275	52.3%	19.0%	47.2%	46.6%
AUG	1504	327	908	2739	758	71	402	1231	50.4%	21.7%	44.3%	44.9%
SEP	1129	293	847	2269	553	63	386	1002	49.0%	21.5%	45.6%	44.2%
OCT	994	327	847	2168	543	65	396	1004	54.6%	19.9%	46.8%	46.3%
NOV	965	306	699	1970	530	63	321	914	54.9%	20.6%	45.9%	46.4%
DEC	922	276	672	1870	505	55	321	881	54.8%	19.9%	47.8%	47.1%
1990 JAN	969	274	685	1928	532	53	328	913	54.9%	19.3%	47.9%	47.4%
FEB	1098	307	753	2158	569	49	337	955	51.8%	16.0%	44.8%	44.3%
MAR	1188	308	781	2277	608	63	333	1004	51.2%	20.5%	42.6%	44.1%
APR	1195	336	804	2335	617	97	183	897	51.6%	28.9%	22.8%	38.4%
MAY	1212	318	808	2338	559	82	182	823	46.1%	25.8%	22.5%	35.2%
JUN	1210	309	817	2336	557	67	163	787	46.0%	21.7%	20.0%	33.7%
JUL	1252	333	804	2389	545	72	141	758	43.5%	21.6%	17.5%	31.7%
AUG	1259	368	784	2411	504	59	105	668	40.0%	16.0%	13.4%	27.7%
SEP	1363	384	860	2607	500	66	273	839	36.7%	17.2%	31.7%	32.2%
OCT	1331	379	823	2533	460	53	296	809	34.6%	14.0%	36.0%	31.9%
NOV	1299	298	851	2448	440	39	294	773	33.9%	13.1%	34.5%	31.6%
DEC	1388	300	968	2656	466	40	327	833	33.6%	13.3%	33.8%	31.4%

SOURCE: OTTAWA-CARLETON REGIONAL HOUSING AUTHORITY, Priority List Data